

# TO LET

**479 & 483**  
**GREAT WESTERN ROAD**  
Aberdeen AB10 6NN

Adjacent ground and first floor retail units  
within popular neighbourhood shopping parade

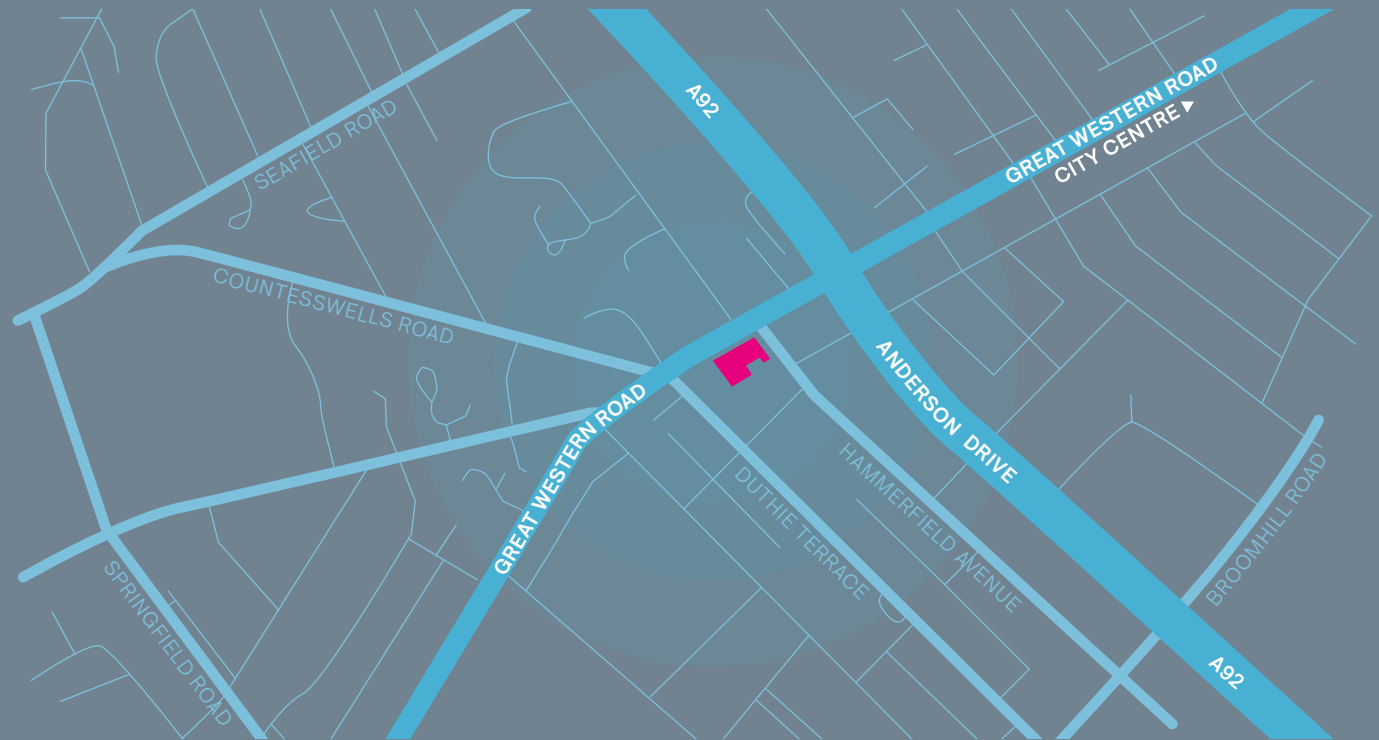
Join Boots, Co-op and well-established  
local retailers / service providers



# 479 & 483

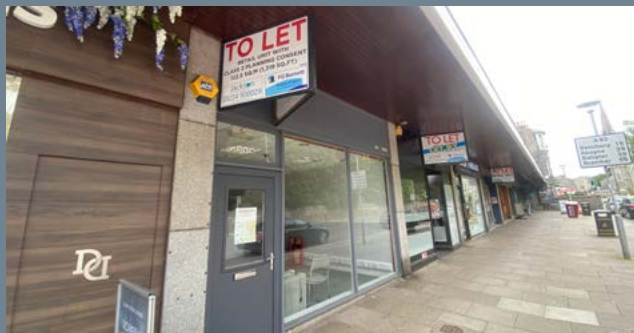
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### Location

Situated in the West End of Aberdeen, Mannofield is an affluent residential area with excellent transport links to the city centre via Great Western Road, the North and South via Anderson Drive.



In a prominent location on Great Western Road, the “Mannofield Shops” occupiers include a newly refurbished circa 7,000 sq. ft. CO-Operative supermarkets, Boots the Chemist, Douglas Dickie Opticians, and Mannofield Pizza and Grill and Silver Threads.

In addition to generous on street parking, there are 11 dedicated parking spaces including disabled spaces.

### Approximate Floor Areas

#### Unit 479 (LET)

Ground Floor	67.71 sq.m	(729 sq.ft)
First Floor	54.79 sq.m	(590 sq.ft)

#### Unit 483

Ground Floor	71.8 sq.m	(773 sq.ft.)
First Floor	63.1 sq.m	(679 sq.ft.)



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## Rent

On application

## VAT

Any rent quoted is subject to VAT which may be applicable.

## Rateable Value

Effective 1 April 2023

Unit 479	£14,250	Unit 483	£15,500
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Any new occupier has a right of appeal against the Rateable Value shown. In addition, a new occupier may be entitled to relief from rates under various schemes currently in force. Further information is available from the letting agents or from the Aberdeen City Council website (<https://www.aberdeencity.gov.uk/services/business-andlicensing>).

## EPC

A copy of the Energy Performance Certificate and Findings Report is available from the letting agents.

## Service Charge

A service charge is payable in respect of the maintenance of common parts and services. Details are available on request from the letting agents.

## Legal Costs

The ingoing party will be responsible for their own legal expenses incurred in the transaction together with any LBTT and registration dues payable.



## Contact

Contact the joint letting agents for further information:



## Richard Noble

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# Jackson

CHARTERED SURVEYORS

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