



PROMINENT RETAIL UNIT
OPPOSITE JOHN LEWIS



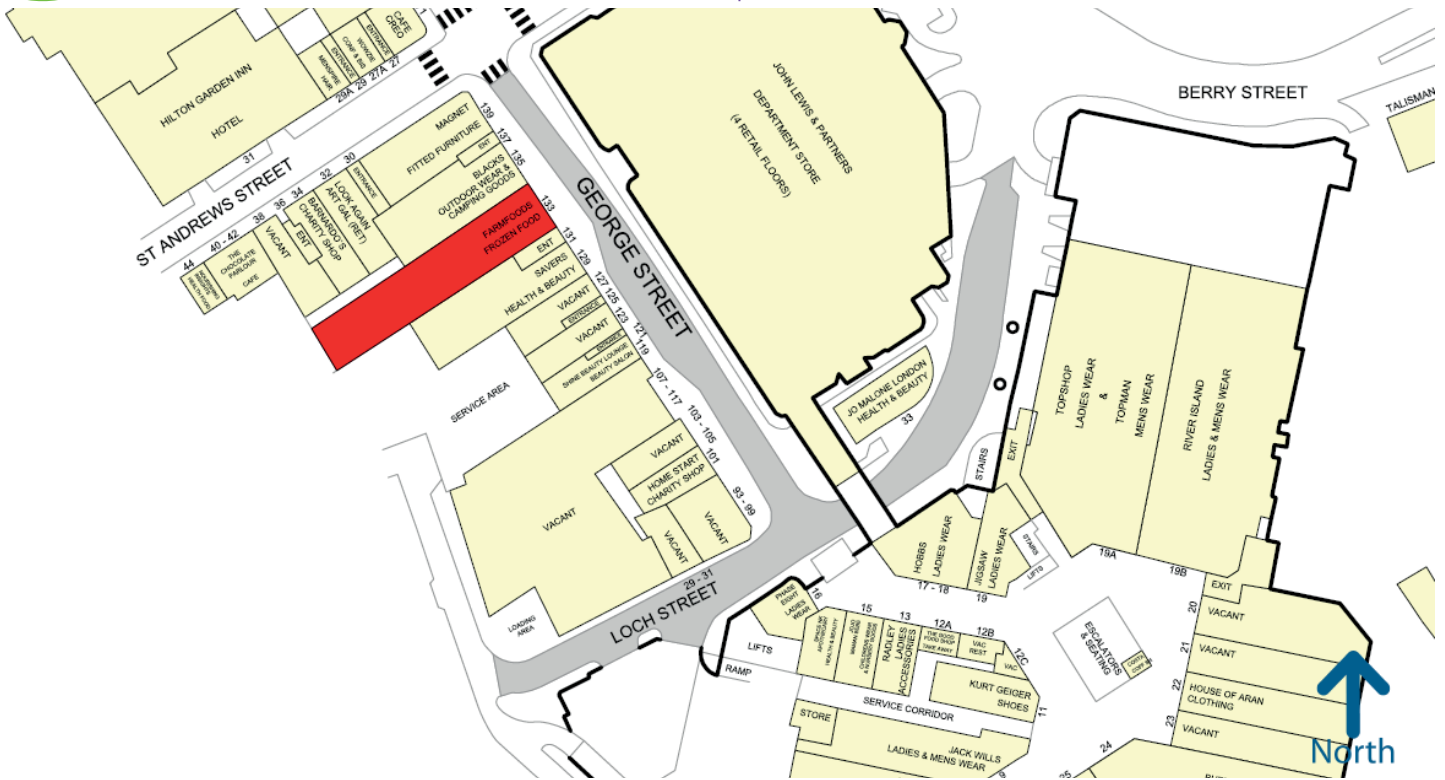
TO LET

Unit 5, 133 George Street

Aberdeen, AB25 1HU | 413.4 sq.m (4,450 sq.ft)

To request a viewing call us on 01224 572661

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PROMINENT RETAIL UNIT OPPOSITE JOHN LEWIS

LOCATION

In an improving parade, the subjects are situated on the west side of George Street between Loch Street and St Andrews Street. This section of George Street is pedestrianised directly opposite John Lewis and adjacent to the George Street entrance to The Bon Accord & St Nicholas Shopping Centre.

Nearby occupiers include John Lewis, Magnet Kitchens, Blacks and Jo Malone. Located closely within The Bon Accord & St Nicholas Shopping Centre are Next, Boots, Topshop, River Island, New Look, Hobbs and Disney Store. The area provides footfall from students and also residents of the George Street area who are visiting The Bon Accord/St Nicholas Centres as well as the wider City Centre. Also situated closely is the Hilton Garden Inn and Sandman Hotels.

DESCRIPTION

The subjects comprise a ground floor retail unit. The property forms part of the ground floor of a four storey building with a pitched and slated roof, the building having been extended to the rear.

Internally, the subjects comprise sales area and rear storage area incorporating staff facilities. There is direct access to the service yard as well as secondary access to the common areas corridor.

There is an additional basement area which does not currently form part of the subjects but can be incorporated if required. The basement extends to approximately 366.4 sq.m (3,944 sq.ft).

FLOOR AREA

The following approximate net internal area has been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Ground Floor	413.4 sq.m	4,450 sq.ft
Gross Frontage	10.26 m	33'8"
Net Frontage	8.45 m	27'9"



RENT

On application.

RATEABLE VALUE

The Valuation Roll shows a rateable value of £56,000 effective from 1 April 2017 (subject to appeal).

RATES PAYABLE

£28,616 (approx for 2020/21).

RATES DETAIL

Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

LEASE TERMS

The subjects are available on the basis of a new Full Repairing and Insuring lease for a duration to be agreed incorporating 5 yearly upward only rent reviews.

EPC

The property holds an EPC rating of G138. A copy of the full Energy Performance Certificate and Recommendation Report is available from the sole letting agent.

VAT

The rent quoted is exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any transactional property tax incurred and registration dues applicable.

ENTRY

By agreement upon conclusion of all legalities.

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

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