



RETAIL UNIT WITH CLASS 3
CONSENT

TO BE REFURBISHED

SUITABLE FOR A VARIETY OF
USES

CAR PARKING AVAILABLE



FG Burnett



TO LET
96 Rosemount Viaduct

Aberdeen, AB25 1NX | 63.7 sq.m (685 sq.ft)

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK



LOCATION

The property is located in the popular Rosemount area of Aberdeen situated on the corner of Rosemount Viaduct and Gilcomston Park. Excellent amenities are within close proximity including the newly developed Union Terrace Gardens, His Majesty's Theatre, Aberdeen Art Gallery and the Bon Accord Shopping Centre. Nearby occupiers include a mix of residential and local occupiers including Harris & Fox salon, The Bread Maker, BioCafe and Etiquette Bridal boutique. The location can be seen on the above plan.

DESCRIPTION

The former ground floor reception is contained within a traditional granite building over four storeys and basement under a pitched slate clad roof.

The unit benefits from a return frontage onto Rosemount Viaduct and Gilcomston Park with display windows to both. Access is via a recessed entrance door off Rosemount Viaduct.

The unit is to undergo refurbishment which, on completion, will include an open plan sales area and WC. Internally it will be finished to a "white box" standard including painted plasterboard walls, bare floors allowing for a tenant's fit out with LED lighting throughout. Heating will be via electric wall mounted heaters.

There is potential access to private car parking and basement storage.

USE

The property has recently been granted a Class 3 consent but would suit a number of occupiers, subject to obtaining a change of use.

96 ROSEMOUNT VIADUCT

ABERDEEN, AB25 1NX



Proposed Ground Floor Layout
96 Rosemount Viaduct

RENT

We are seeking offers in the region of £17,000 pa exclusive of VAT.

RATEABLE VALUE

The property will require to be reassessed.

RATES DETAIL

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

LEASE TERMS

The premises will be available on full repairing and insuring terms for a duration to be agreed.

EPC

An EPC will be undertaken following completion of refurbishment works.

VAT

The property is not elected for VAT.

LEGAL COSTS

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

ENTRY

On conclusion of legal missives.

FLOOR AREAS

The floor area has been provided by way of architects plans and is as follows:-

Total	63.7 sq.m	685 sq.ft
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VIEWING & OFFERS

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

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