



RETAIL UNIT WITH CLASS 3
CONSENT

TO BE REFURBISHED

SUITABLE FOR A VARIETY OF
USES

CAR PARKING AVAILABLE



FG Burnett



TO LET 100-102 Rosemount Viaduct

Aberdeen, AB25 1NX | 79.6 sq.m (857 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

The premises are located within the popular Rosemount area of Aberdeen situated on the east side of Rosemount Viaduct. 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, BioCafé and Etiquette Bridal boutique. The location can be seen on the above plan.

DESCRIPTION

The premises comprise a former lounge over ground floor contained within a four storey attic and basement of traditional granite with a pitched slate clad roof over.

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.

RENT

We are seeking offers in the region of £20,000 pa exclusive of VAT.

VIEWING & OFFERS

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

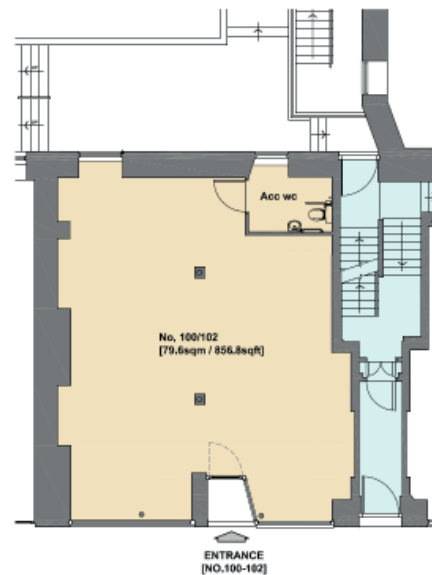
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Proposed Ground Floor Layout
100-102 Rosemount Viaduct

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 AREA

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

Total	79.6 sq.m	857 sq.ft
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