



CITY CENTRE UNIT WITHIN THE WEST END SUITABLE FOR VARIOUS USES SUBJECT TO PLANNING



FG Burnett



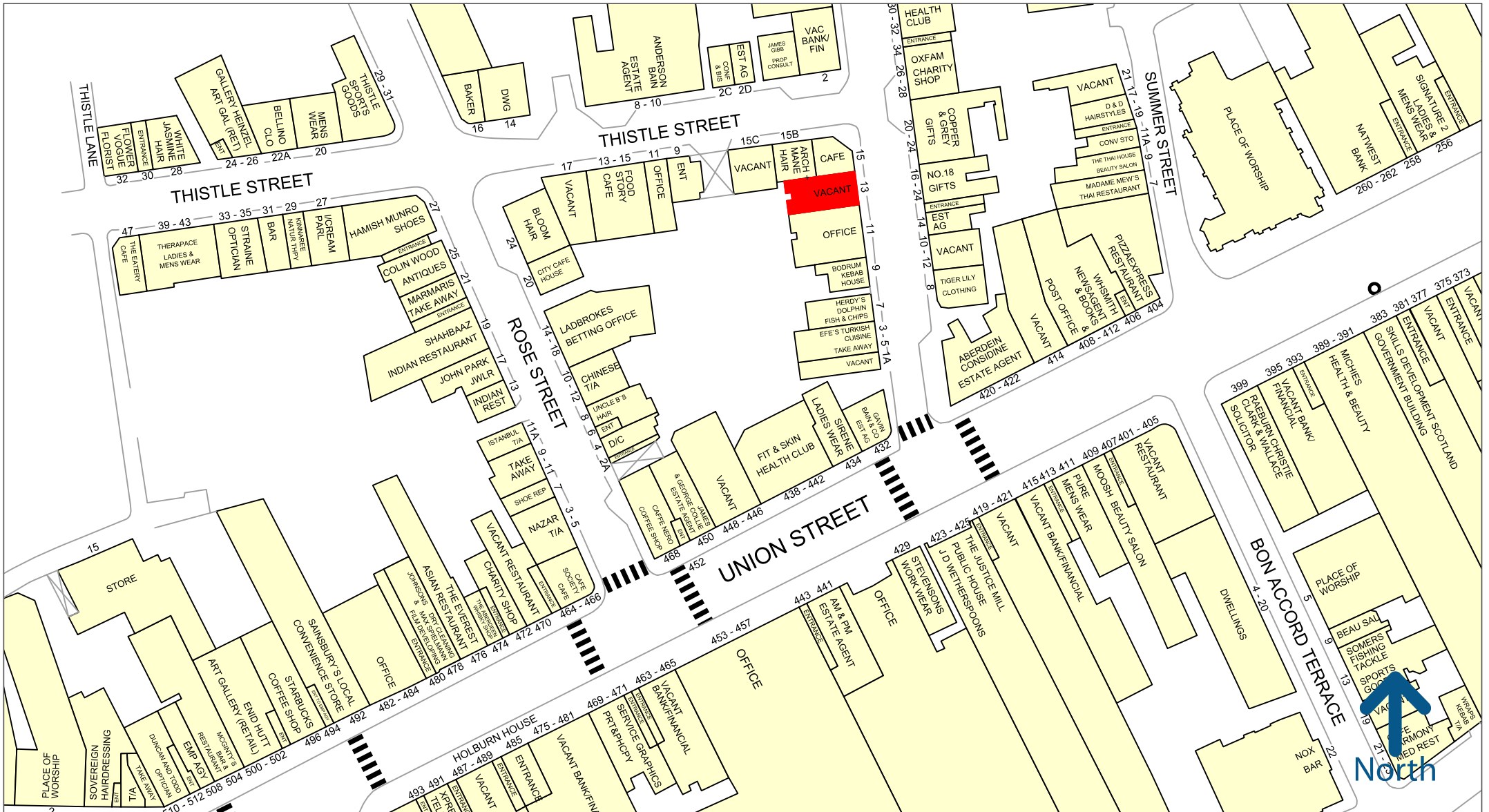
TO LET/FOR SALE

13 Chapel Street

Aberdeen, AB10 1SQ | 53.0 sq.m (572 sq.ft)

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK



Experian Goad Plan Created: 19/06/2023

Created By: F G Burnett

For more information on our products and services:

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50 metres

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LOCATION

The subjects are located on the West side of Chapel Street which is a popular West End retail, restaurant and office area of Aberdeen City Centre. The premises lie in close proximity to The Capitol and The Silver Fin with Shell having recently secured 100,000 sq.ft of office accommodation. Neighbouring occupiers include Arch & Mane, Almondine, Tiger Lily, Pure Man, Foodstory, Hamish Munro and Grape & Grain. Union Street, Aberdeen's main commercial thoroughfare is adjacent and nearby occupiers include Pizza Express, Sainsbury's Local, Caffè Nero and Starbucks.

DESCRIPTION

The subjects comprise part of the ground floor of a four storey building. Externally, the unit benefits from a modern shopfront whilst internally, the premises provides open plan accommodation finished to a high standard. There is a WC and staff facilities located to the rear of the premises.

FLOOR AREA

The subjects have been measured on a net internal basis in accordance with the RICS Code of Measuring Practice (Sixth Edition). The approximate areas are as undernoted:

Ground Floor	53.0 sq.m	572 sq.ft
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RENT

£15,000 per annum

PRICE

£120,000 exclusive of VAT.

VAT

All prices quoted are exclusive of VAT which will be applicable.

LEASE TERMS

In the event of a lease it will be on full repairing and insuring terms for a duration to be agreed.

EPC RATING

D53. A copy of the EPC is available on request.



RATEABLE VALUE

The property has a Rateable Value of £16,500 effective from 1 April 2023.

RATES DETAIL

Any ingoing occupier 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 information with the Local Authority at www.saa.gov.uk

ANTI-MONEY LAUNDERING (AML)

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on both the purchasers and vendors. Accordingly, a successful bidder will be required to provide detailed financial and corporate information and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy current AML requirements when Heads of Terms are agreed.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. Any purchaser/tenant will be responsible for any LBTT or registration dues which may be applicable.

ENTRY

Upon conclusion of all legalities.

VIEWING & OFFERS

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

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