



VERSATILE CITY CENTRE ACCOMMODATION SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING



TO LET

90 The Green

Aberdeen AB11 6NY | 721.67 sq.m (7,768 sq.ft)

To request a viewing call us on 01224 572661

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50 metres

Experian Goad Plan Created: 26/03/2024
Created By: F G Burnett



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LOCATION

The property is located in The Green, just to the South of Union Street and within a short walk to Union Square Shopping Centre and the rail / bus stations. This historic area is a popular retail and hospitality location, occupiers include Café 52, Bistro Verde, Contour Café and Kenny's Music. The subjects are close to the new Market Development, due to complete in 2025. This £70M project is being delivered by Aberdeen City Council and will improve connectivity between Union Street and Union Square via the Green. The development will be home to a number of food and beverage operators and The Green will benefit from increased footfall.

DESCRIPTION

The accommodation forms part of a larger granite building and comprises part of the ground (accessed from The Green) and 2 upper floors. Internally the accommodation requires to be fitted out.

FLOOR AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition). Approximate floor areas as follows:

Ground Floor	113.90 sq.m	1,226 sq.ft
First Floor	214.98 sq.m	2,314 sq.ft
Second Floor	392.79 sq.m	4,228 sq.ft
Total	721.67 sq.m	7,768 sq.ft

RENT

On application.

VAT

Any rent quoted is exclusive of VAT which may be applicable.

RATEABLE VALUE

The Valuation Roll shows a Rateable Value of £8,900 with effect from 1 April 2023.

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 information with the Local Authority.

EPC

Further information in relation to EPC is available upon request.

LEGAL COSTS

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

ENTRY

Upon conclusion of all legalities.

VIEWING & OFFERS

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

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