



CITY CENTRE OPEN PLAN OFFICES

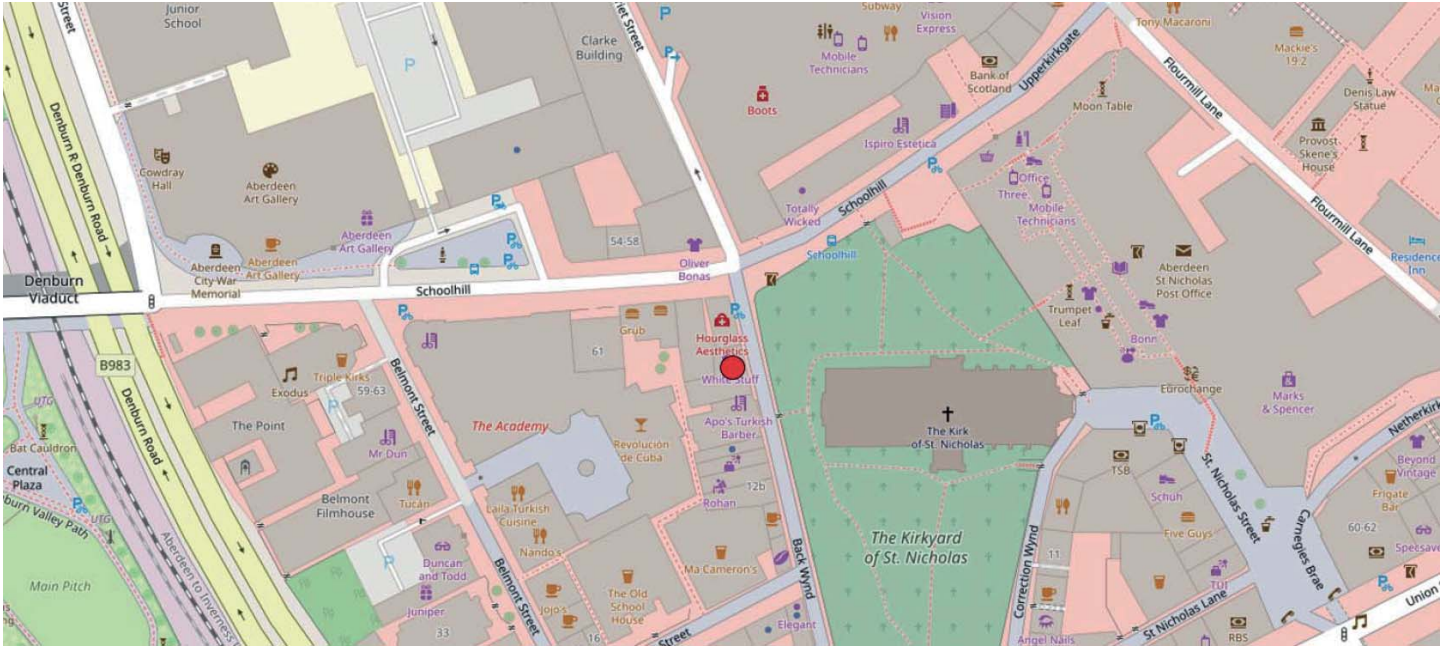


FOR SALE / MAY LET
20 Back Wynd

Aberdeen, AB10 1JP | 246.2 sq.m (2,649 sq.ft)

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK



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LOCATION

The property lies on the west side of Back Wynd, in the heart of Aberdeen's city centre. Back Wynd adjoins Union Street, Aberdeen's primary retail thoroughfare, and Schoolhill where Robert Gordons College and the Bon Accord Shopping Centre can be found. The property is within a retail-orientated area and therefore benefits from close proximity to multi-storey car parks and eateries.

Surrounding occupiers include White Stuff, Boots, Bank of Scotland, Nandos, Costa and Aberdeen Art Gallery.

DESCRIPTION

The subjects comprise self contained, mid terraced office accommodation over first and second floors within a 3 storey building, constructed from traditional granite stonework under a pitched and slated roof. Access is at ground floor level with a stairwell leading to the accommodation. A self contained retail unit is located within the ground floor. Natural daylight is by way of large timber casement windows while artificial light is by way of various internal light fittings.

WC and kitchen facilities are located on the first floor, with the addition of a meeting room on the second floor.

USE

The property currently falls under Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended).

PLANNING

The subjects are covered under the Aberdeen City Local Development Plan 2023. Within the adopted plan, the subjects are located within an area designated as 'City Centre Retail Core' (VC4).

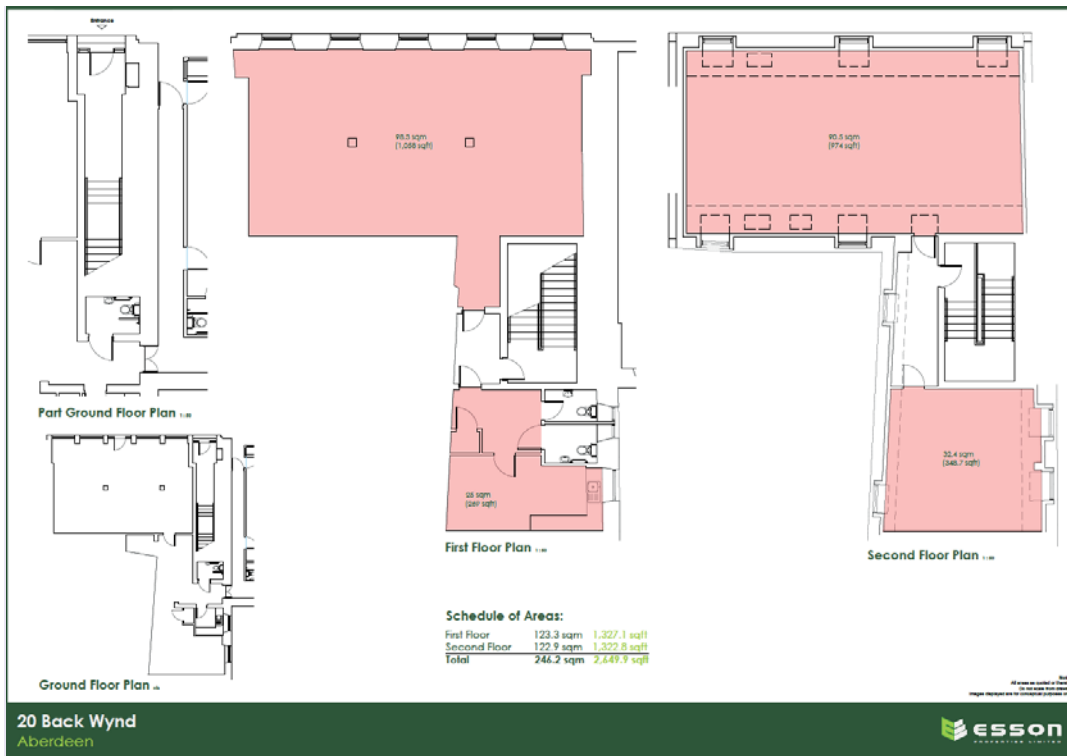
The subject is not listed however lies within the City Centre Conservation Area.

The property presents a potential residential development opportunity, subject to planning permission being obtained.

FLOOR AREAS

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

First Floor	123.3 sq.m	1,327 sq.ft
Second Floor	122.9 sq.m	1,322 sq.ft
Total	246.2 sq.m	2,649 sq.ft



INDICATIVE PLANS

PRICE / RENT

On application.

VAT

Any figure quoted is exclusive of VAT.

RATEABLE VALUE

The Rateable Value effective from 1 April 2023 is £17,250.

LEGAL COSTS

Each party will bear their own legal costs. The incoming occupier will be responsible for any LBTT and Registration Dues.

RATES DETAIL

 Any incoming 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

ENTRY

On conclusion of legal missives.

EPC

TBC.

AML

As part of our statutory obligations relative to Anti-Money Laundering, FG Burnett will require to undertake due diligence on an incoming occupier and will seek identification information at the appropriate time.

VIEWING & OFFERS

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

GRAEME NISBET

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