

To Let/  
May Sell



## Prominent Retail Unit

Aberdeen, 182 George Street, AB25 1BS

Net Internal Area: 160.91 sq m (1,733 sq ft)

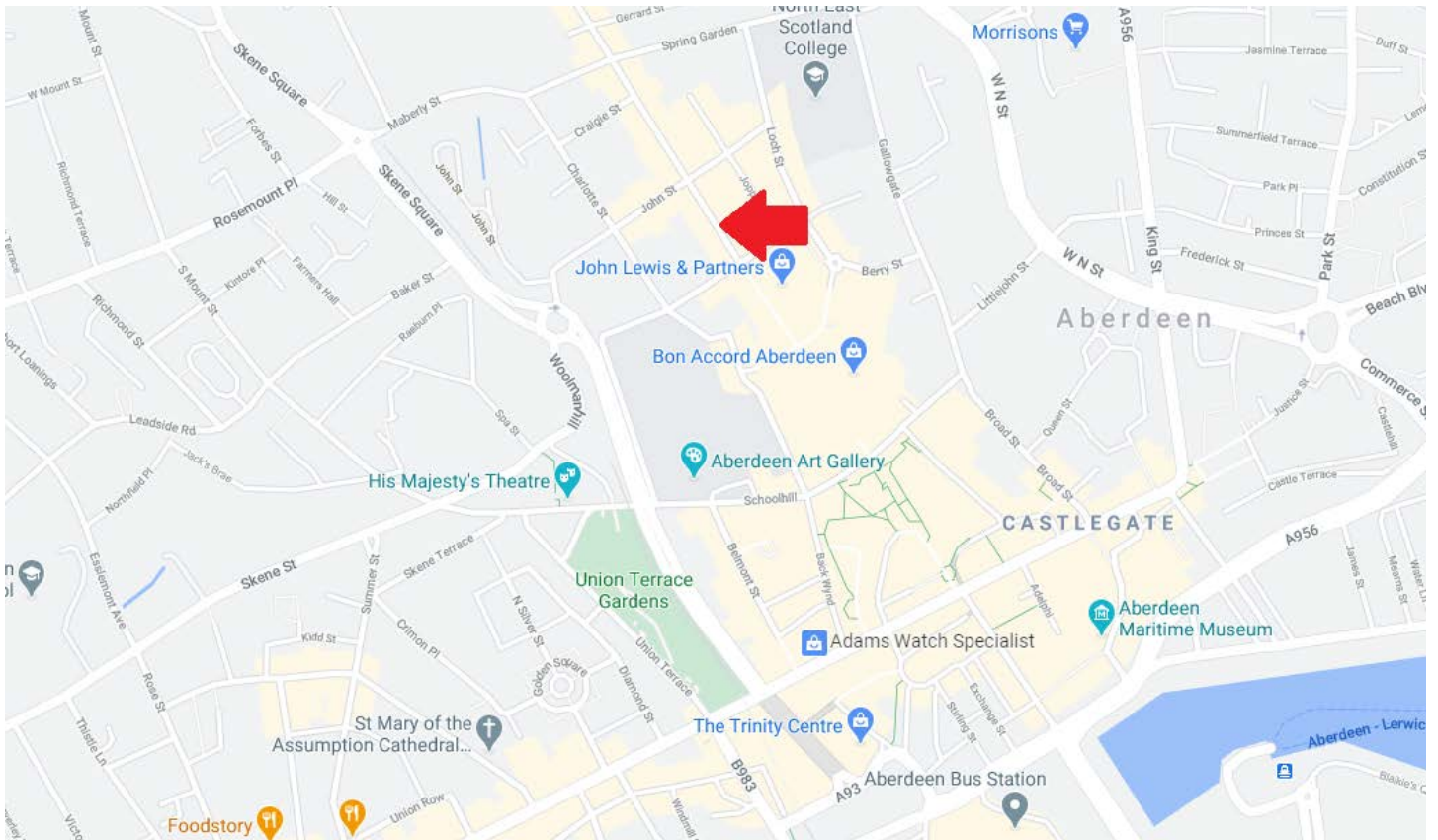
- Busy City Centre Location
- Close to John Lewis and Bon Accord Shopping Centre
- Offers over £22,500 per annum



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#### LOCATION

The property is located on the east side of George Street close to its junction with St Andrew Street and a short distance to the north of John Lewis and the Bon Accord Shopping Centre.

George Street is an established retail location and other nearby occupiers include Greggs, Baguette Express and Finnies the Jeweller.

The exact location can be seen on the above plan.

#### DESCRIPTION

The subjects comprise a ground floor and basement retail unit forming part of a two storey and attic mid terraced building of granite construction under a pitched and slated roof with dormer extensions. The property benefits from a prominent frontage and security shutters. The upper floors are in residential use.

Internally the shop comprises open plan sales area to the front with storage area and staff toilet at the rear. The basement provides further storage space. Heating is by way of an air source heat pump.

#### FLOOR AREAS

The subjects provide the following net internal floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Ground Floor	120.79 sq m	[1,301 sq ft]
Basement	40.12 sq m	[432 sq ft]
Total	160.91 sq m	[1,733 sq ft]

#### RENT

Offers over £22,500 per annum.

#### PRICE

On application

#### VAT

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

#### RATING ASSESSMENT

The valuation role shows a rateable value of £22,750 with effect from 1st April 2017

The Uniform Business Rate for the year 2020/2021 is 49.8p in the £. Water and waste water rates are also payable.

#### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of G.

Full documentation is available upon request.

#### ENTRY

On conclusion of all legalities..

#### LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The incoming occupier will be responsible for payment of LBTT and registration dues if applicable.

#### CLOSING DATE

Whilst a closing date may not necessarily be set all interested parties are advised to note their interest in writing with the selling agent

#### OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

#### Contact:

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