

Ryden.co.uk

01224 588866

The Capitol, 431 Union Street, Aberdeen, AB11 6DA

TO LET/MAY SELL CITY CENTRE RETAIL PREMISES

Competitive
Terms Available



**182 GEORGE STREET
ABERDEEN
AB25 1BS**

Viewing strictly by appointment
with the sole letting agent.

Floor Area:
156.82 sq m (1,688 sq ft)

Contact:
Thomas Codona / Sarah Hay

Telephone:
01224 588866

Email:
thomas.codona@ryden.co.uk
sarah.hay@ryden.co.uk

Edinburgh
0131 225 6612

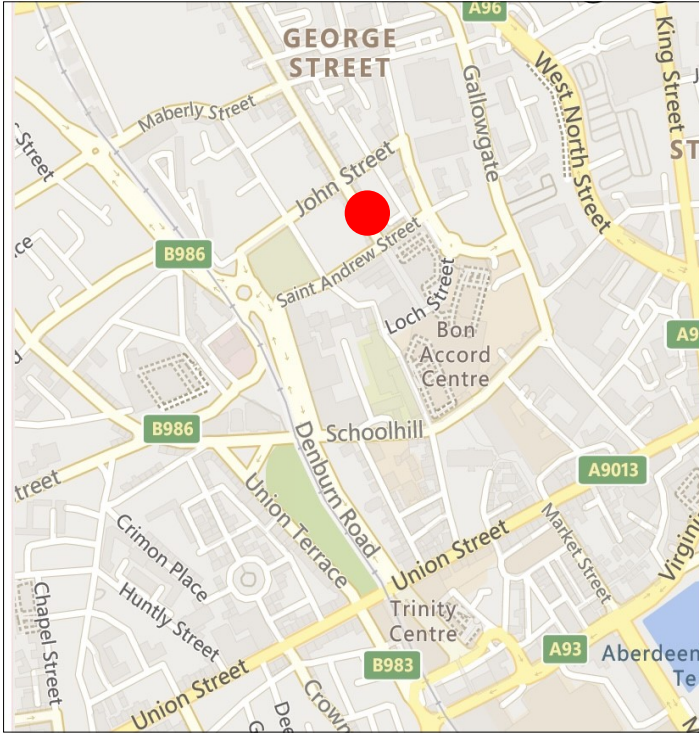
Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

London
020 7436 1212

Manchester
0161 249 9778



Location:

The subject property is located on the east side of George Street close to the junction with St Andrew Street. The Bon Accord Shopping Centre is close by and Union Street is only a short 5 minute walk away. Retailers located nearby include John Lewis, Finnies the Jeweller, Indigo Sun, Keystore, Western Union, Cash Converters and Greggs.

The exact location is shown by a red dot on the street plan above.

Description:

The retail unit consists of a ground floor level with the addition of a basement as part of a two storey end terrace building of traditional granite and slate roof construction. Pedestrian access into the property is taken at ground floor level on George Street.

The property has been fitted out on the ground floor for retail use with an open-plan style. The ground floor has hard flooring throughout and plasterboard lined walls. The rear of the property provides welfare amenities such as a WC and kitchen area.

The basement level is accessed internally via wooden stairs and provides additional storage space.

The retail unit has a 3-phase power supply and heating is via an air source heat pump. There are metal security shutters across the frontage as well as numerous CCTV cameras installed for security measures.

Rateable Value:

The new proposed Rateable Value of the subjects is **£17,000** (formerly £22,750) effective from 1 April 2023. Please note this is draft and subject to change under the ongoing Rating Re-assessment.

Accommodation:

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we calculate the approximate net internal areas to be as follows:

Description	Sq m	Sq ft
Ground Floor	116.41	1,253
Basement	40.41	435
Total	156.82	1,688

Lease Terms:

The landlord is willing to consider flexible lease terms depending upon covenant strength. Any medium to long-term lease terms will provide for periodic rent reviews.

Price:

Our client is seeking offers in the region of £175,000, exclusive of VAT, for their heritable interest.

Rent:

£16,000 per annum, exclusive of VAT and payable quarterly in advance.

Energy Performance Certificate (EPC):

The subjects have an EPC Rating of G.

A full copy of the EPC and the Recommendation Report can be provided upon request.

VAT:

All monies due under the lease will be VAT chargeable at the applicable rate.

Legal Costs:

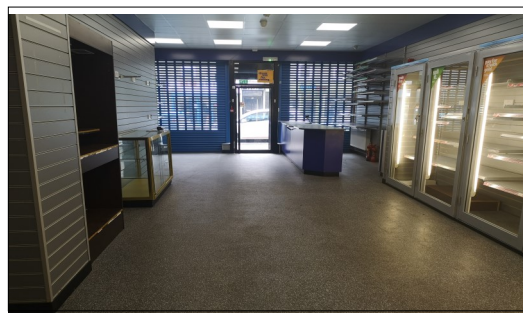
Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for LBTT and registration dues, where applicable.

Viewing & Further Information:

For further information or to arrange a viewing, please contact:

Ryden LLP
The Capitol
431 Union Street
Aberdeen
AB10 1YL

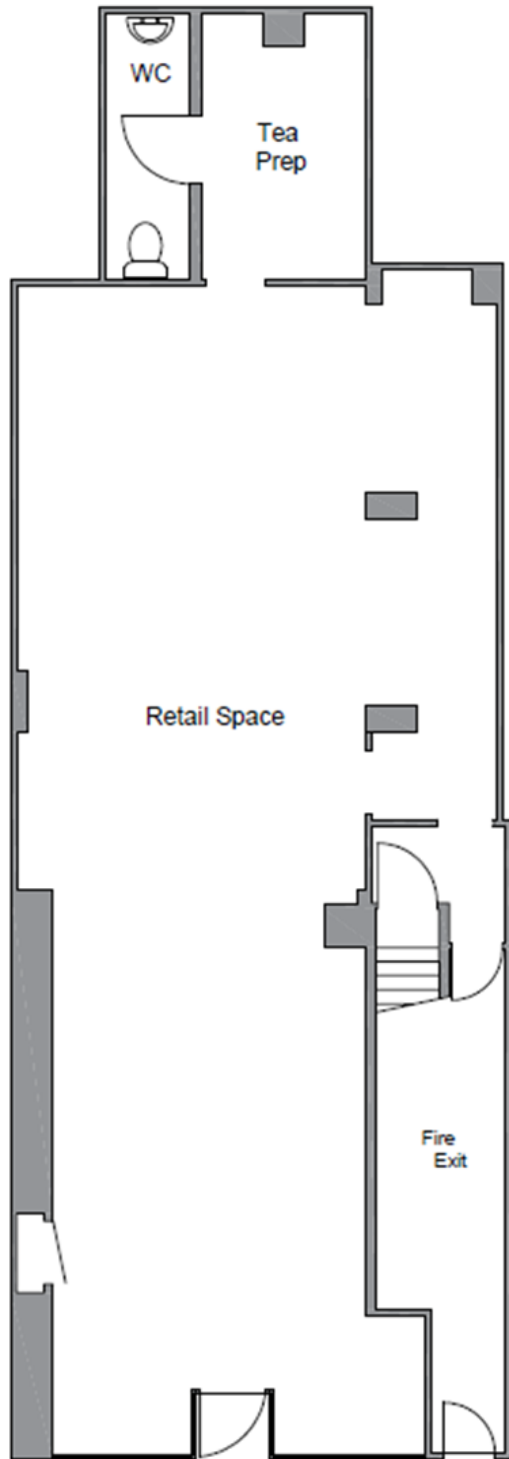
Tel No: 01224 588866
E-mail: thomas.codona@ryden.co.uk sarah.hay@ryden.co.uk



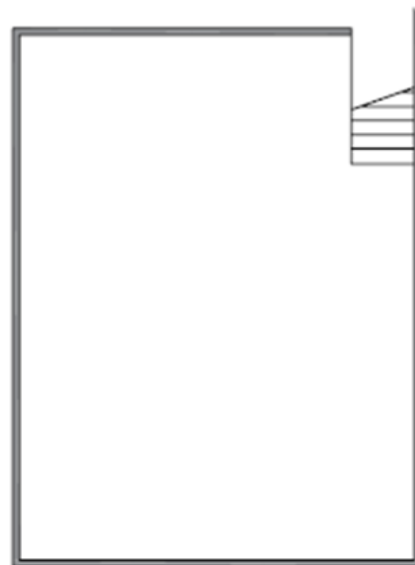
Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

Floor Plan:



GROUND FLOOR



BASEMENT

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