

# TO LET

## RETAIL PREMISES



## 255 GEORGE STREET, ABERDEEN, AB25 1ED

- CITY CENTRE LOCATION
- CLASS 2 PLANNING CONSENT
- GROUND FLOOR 119.8 SQM (1,289 SQFT)

**Shepherd Chartered Surveyors**

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[www.shepherd.co.uk](http://www.shepherd.co.uk)

Commercial Agency • Commercial Valuation • Development & Trade Related Appraisals • Building Consultancy  
Development & Investment Consultancy • Acquisitions • Dispute Resolution • Rent Review  
Compulsory Purchase & Compensation • Rating • Property Management • Commercial EPC

## LOCATION:

The subjects are situated within Aberdeen city centre forming part of an established and popular retail location, a short distance from Union Street, Aberdeen's main retailing thoroughfare. The subjects are located on the west side of George Street between its junction with John Street and Craigie Street. The area is mixed use in nature with the majority of ground floor properties being in retail use with residential above. Surrounding occupiers include William Hill, Mojo Café, Scot Vapes and a Keystore Convenience Store. The Ordnance Survey extract overleaf is for identification purposes only.

## DESCRIPTION:

The property comprises of a ground floor retail unit within a 2 storey and attic building of granite construction with a pitched slate roof over. Access to the property is via a doubled glazed aluminium single door accessed from George Street.

Internally the property is currently fitted to a shell standard ready for an incoming tenants fit out. Walls are a mixture of granite and blockwork whilst floors are of concrete with light by means of strip fittings.

To the rear of the premises w.c. facilities can be found.

## ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor	119.8	1,289

The foregoing areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

## RENTAL:

£12,000 per annum exclusive of VAT and payable quarterly in advance.

## LEASE TERMS:

The subjects are available on the basis of a new Full Repairing and Insuring lease of negotiable duration.

## RATEABLE VALUE:

The subjects are currently entered into the Valuation Roll at a Rateable Value of £10,500. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

## ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of G

Further information and a recommendation report is available to seriously interested parties upon request.

## VAT:

All figures quoted are exclusive of VAT at the prevailing rate.



## LEGAL COSTS:

In the event of a letting, the ingoing occupier will be responsible for all legal costs associated with the transaction to include LBTT and Registration dues.

## VIEWING:

For further information or viewing arrangements please contact the sole agents:

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