

FOR SALE / MAY LET

CITY CENTRE RETAIL UNIT

 GRAHAM
SIBBALD



171 George Street, Aberdeen, AB25 1HX

- Area: 75.16 sq. m (809 sq. ft)
- Prominent corner location on George Street
- Fully fitted café
- Suitable for uses falling under Class 1A (Retail and Professional Services)

LOCATION

The subjects are prominently located on the west side of George Street, on its junction with St Andrew Street. The property benefits from being in close proximity to both Bon Accord and Trinity Shopping Centre, as well as being a short walk from the Sandman Hotel and Woolmanhill Student Accommodation which accommodates over 700 students every year.

Surrounding occupiers include: Greggs, Craighon and Finnies The Jeweller.

DESCRIPTION

The property comprises a ground floor retail unit within a four-storey tenement style building. The property has been finished to a high standard and presents well internally and in a ready to occupy condition. There is a large open plan sales area which currently comprises circa 35 covers and a serving counter.

To the rear there are two W/C's and a storage cupboard, as well as a kitchen and small office. The kitchen has a fire exit which backs directly on to St Andrew Street.

ACCOMMODATION

The subjects have been measured on a net internal basis (NIA) in accordance with the RICS Code of Measuring Practice (Sixth Edition)

ACCOMMODATION	Sq. m.	Sq. ft.
Ground Floor	75.16	809



RENT

£20,000 per annum, exc.

LEASE TERMS

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

PRICE

£170,000

TENURE

Freehold

POTENTIAL USES

The property would be suitable to continue use as a café venture; however prominent location also leads to suitability for uses falling under Class 1A (Retail and Professional Services)

RATING

The subjects are currently entered into the Valuation Roll as follows: The Rateable Value is £21,500. The Uniform Business Rate for the year 2024/2025 is 49.8p in the £.

EPC

The EPC rating is TBC



LEGAL COSTS:

Each party will be responsible for their own legal costs in connection with the lease/sale with the ingoing purchaser/tenant liable for LBTT and registration dues in the normal manner.

VAT:

All figures quoted are exclusive of Value Added Tax.

VIEWING:

To arrange a viewing or for further information, please contact the sole agents:

To arrange a viewing please contact:



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