



**TO LET**

## RETAIL UNIT

Prominent location on  
Commercial thoroughfare of  
George Street

Suitable for a range of  
Commercial Uses

Size 94.00 SQM (1,012 SQFT)

Rental - £11,000 per  
annum



WHAT 3 WORDS

**689 GEORGE STREET, ABERDEEN, AB25 3XP**

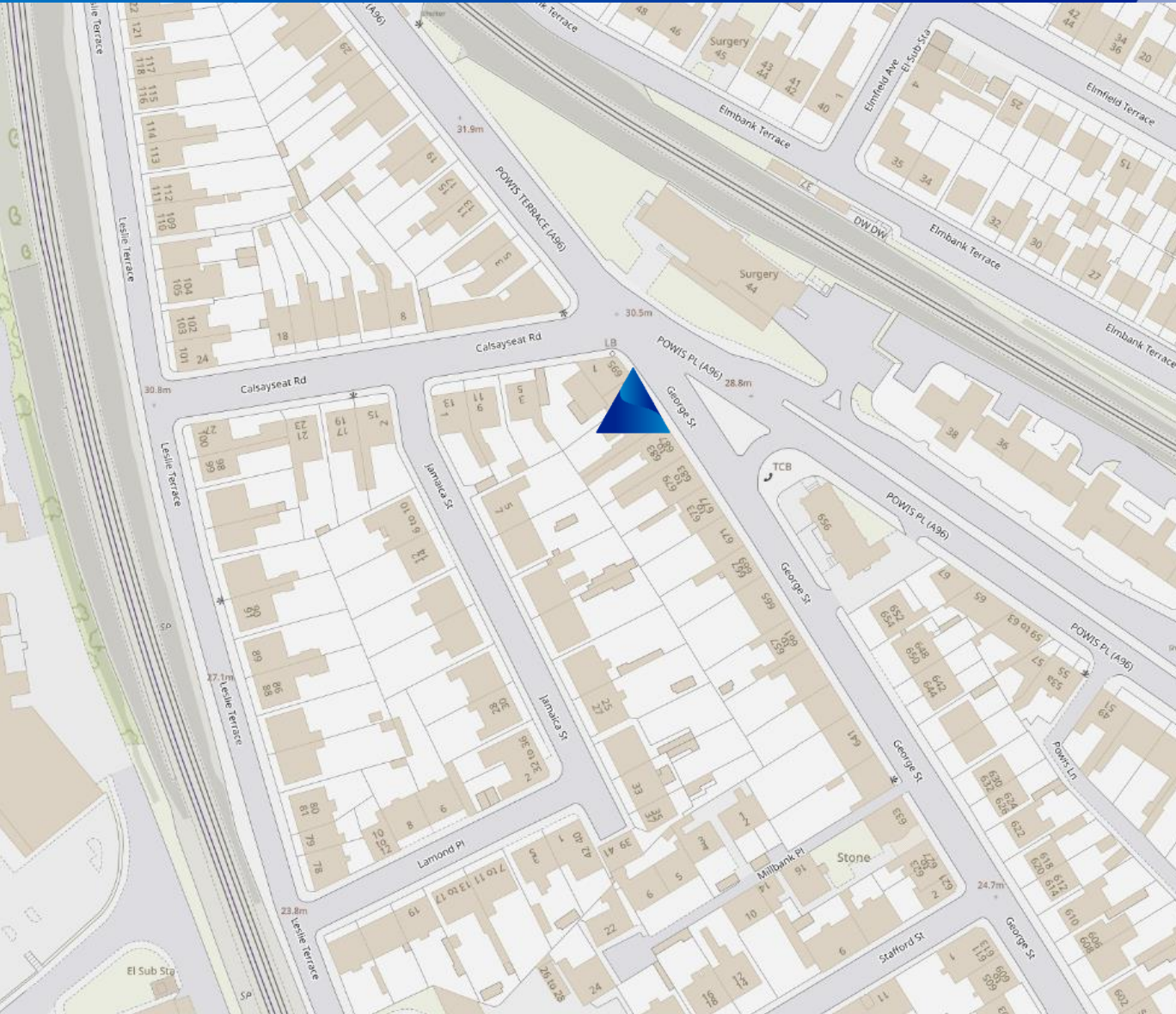
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# Location

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The subjects are located on the west side of George Street, where it meets Powis Place and Calsayseat Road. George Street is a commercial thoroughfare which is peripherally north of Aberdeen City Centre, providing easy access to the city and its amenities.

The subjects benefit from a prominent location with good levels of passing footfall and traffic. The area comprises predominantly tenement style traditional buildings with a range of mainly local occupiers at ground floor level, with the upper levels being a mixture of commercial and residential usage. Commercial occupiers in the vicinity include Rowlands Pharmacy and Dugout Sport's Specialist .



FIND ON GOOGLE MAPS



# Description

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The subjects comprise the ground floor of a three storey and attic building of traditional stone construction, with pitched slate roof over. The subjects benefit from a double frontage with pedestrian access via a recessed doorway. The unit provides roller shutters across the shop frontage, with fascia above for signage.

Internally, the subjects comprise an open plan retail unit with two partitioned treatment rooms to the rear, followed by tea prep and W.C facilities. The property has most recently been utilised as a hair and beauty salon but would be suitable for a range of retail and professional service-based occupiers. The main retail area features wooden style laminate flooring, with painted plasterboard walls. The ceiling is suspended with spotlight fitments attached to provide artificial lighting. The unit benefits from ample natural lighting via the shops window frontage. The tea prep and W.C to the rear are similarly finished to the rest of the unit. Heating to the premises is by way of gas radiators.

## Accommodation

|              | m <sup>2</sup> | ft <sup>2</sup> |
|--------------|----------------|-----------------|
| <b>TOTAL</b> | <b>94.00</b>   | <b>1,012</b>    |

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## Rental

£11,000 Per Annum is sought.

## Rateable Value

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as £15,000 per annum.

The subjects would therefore qualify for 25% small business rates relief should a qualifying occupier be identified, resulting in a net liability of £5,602.50.

## Energy Performance Certificate

The subjects currently have an EPC rating of "C".

Further information and a recommendations report are available to seriously interested parties upon request.

## VAT

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

## Legal Costs

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.

## Get in Touch

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



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### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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