



# TO LET

## RETAIL UNIT

Aberdeen, 275 George Street, AB25 1ED

Currently utilised as a café

---

NIA: 85.28 sq m (920 sq ft)

---

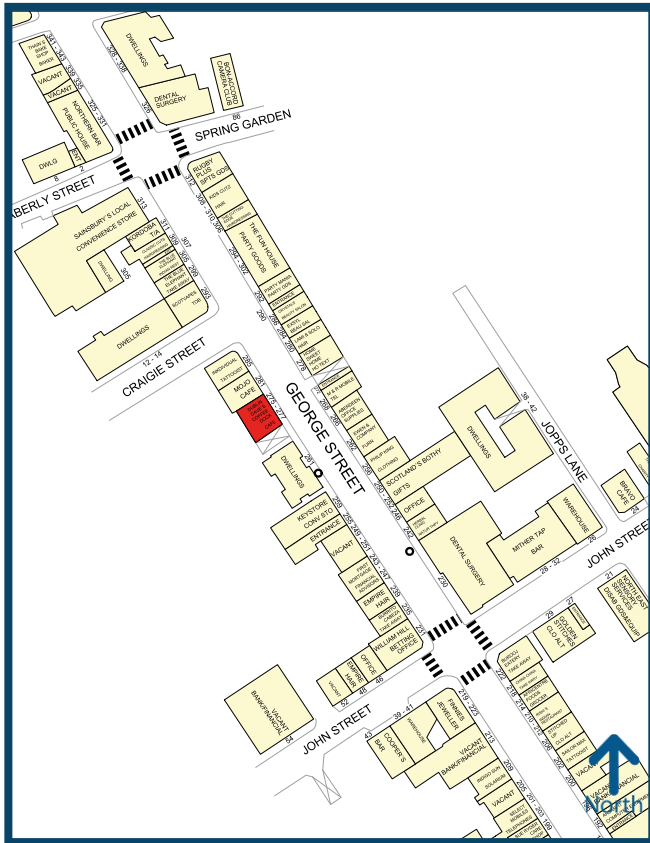
Rent: £12,000 pa

## LOCATION

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

Nearby occupiers include a Keystore Convenience Store, First Mortgage and Scotlands Bothy.

The exact location of the property is shown on the plan below:



## DESCRIPTION

The property comprises a ground floor and basement retail unit forming part of a two storey and attic building of granite construction under a pitched and slated roof. The upper floors are in residential use. The property benefits from a prominent frontage.

Internally, the property is currently utilised as a café/deli however it would be suitable for a variety of users. Seating/Servery area is to the front with kitchen, customer and staff toilets to the rear. The basement storage is accessed via a floor hatch from the sales area.

## AREAS

The property provides the following accommodation measured on a net internal basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Ground Floor	57.28 sq m (619 sq ft)
Basement	28.00 sq m (301 sq ft)
<b>Total:</b>	<b>85.28 sq m (920 sq ft)</b>

## RATING ASSESSMENT

We understand from the Scottish Assessors that the subjects have a rateable value of £10,250 with effect from 1st April 2017.

The Uniform Business Rate for the year 2018/19 is 48p. Water and waste water charges are also payable.

The subjects may be eligible for rates relief under the Small Business Bonus Scheme, further information can be obtained from Aberdeen City Council.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E+.

## RENT

Offers over £12,000 per annum, exclusive of VAT

## ENTRY

On conclusion of missives

## VAT

All rents quoted in this schedule are exclusive of VAT.

## LEGAL COSTS

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

## OFFERS / VIEWING

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

DM Hall LLP  
4-5 Union Terrace  
Aberdeen  
AB10 1NJ

Tel: 01224 594172

E-mail: [lisa.cowie@dmhall.co.uk](mailto:lisa.cowie@dmhall.co.uk)  
[kevin.jackson@dmhall.co.uk](mailto:kevin.jackson@dmhall.co.uk)

Ref: ACA1655

Date of Publication: January 2019

## IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- 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.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- All prices, premiums and rents quoted are exclusive of VAT.
- The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.