

## RETAIL PREMISES

- > CITY CENTRE LOCATION
- > SUITABLE FOR A RANGE OF COMMERCIAL USES
- > GROUND FLOOR 119.8 SQM (1,289 SQFT)

TO LET

**255 GEORGE STREET, ABERDEEN, AB25 1ED**

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## 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.

## RENTAL:

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

## 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.

## 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 £9,600. 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

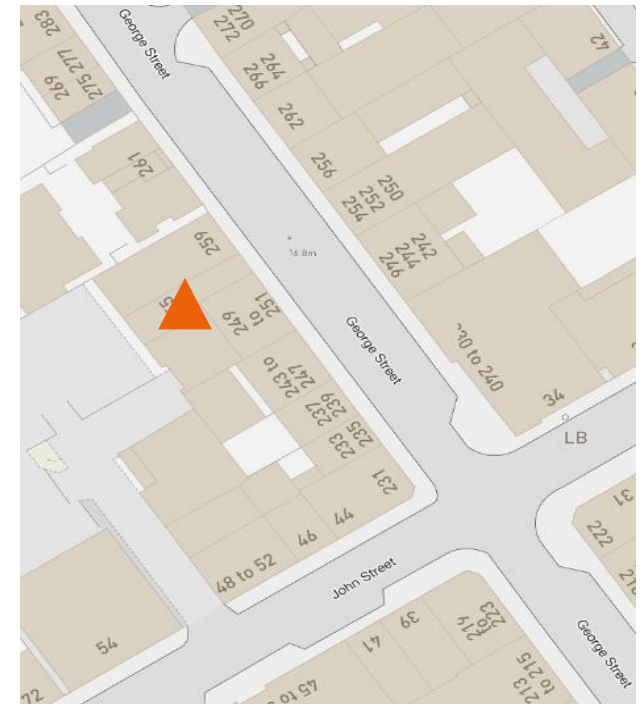
All figures quoted are exclusive of VAT at the prevailing rate

## 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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**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
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**PUBLICATION: JULY 2021**  
**UPDATED: JUNE 2024**

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