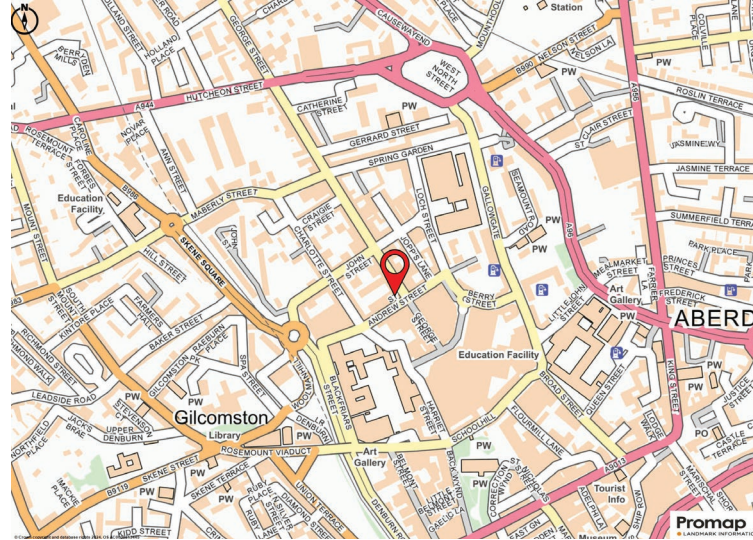




171 George Street, Aberdeen, AB25 1HX

- Area: 75.16 sq. m (809 sq. ft)
- Prominent corner location on George Street
- Finished to a high standard throughout
- Use Class 3 permitted (Food & Drink)



To arrange a viewing please contact:



Chris Ion
Partner
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07717 425298



Euan Rolland
Surveyor
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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 Centres, 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, Magnet Kitchens, Menspire 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 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.

PRICE

£185,000 exc.

TENURE

Freehold

LEASE TERMS

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

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 £.

ENERGY PERFORMANCE CERTIFICATE (EPC):

The EPC rating is TBC

VAT:

All figures quoted are exclusive of Value Added Tax.

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.

VIEWING:

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

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: April 2024