

## RETAIL UNIT

- > SIZE – 65.92 SQM (709 SQFT)
- > RENTAL – £6,500 PER ANNUM
- > PROMINENT CITY CENTRE LOCATION
- > 100% RATES RELIEF AVAILABLE TO QUALIFYING OCCUPIERS



TO LET

**396 GEORGE STREET, ABERDEEN, AB25 1HD**

**CONTACT:** Shona Boyd, [shona.boyd@shepherd.co.uk](mailto:shona.boyd@shepherd.co.uk) 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)





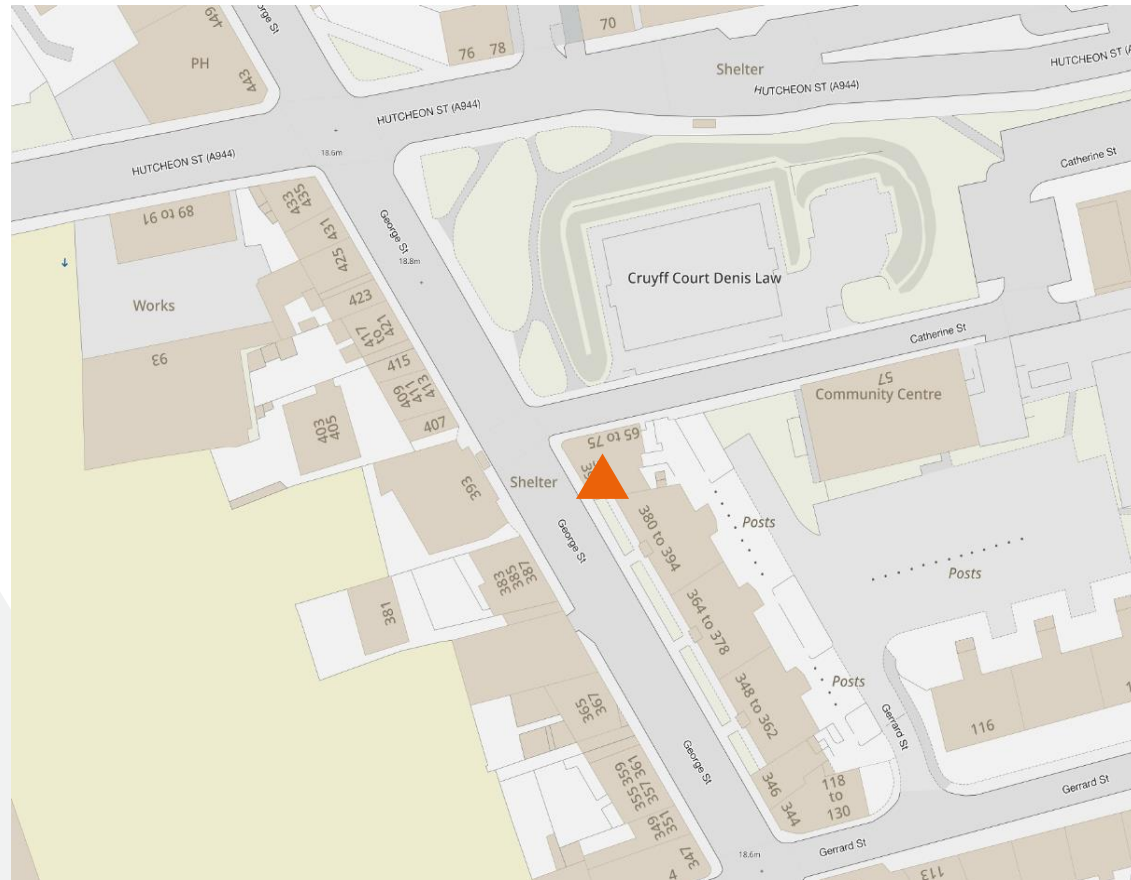
## LOCATION

The subjects are located on the east side of George Street, between Catherine Street and Gerrard Street. This area of Aberdeen city comprises a mix of commercial occupiers as well as residential flatted accommodation. George Street is situated directly north of Aberdeen's city centre core and therefore benefits from being accessible but public and vehicular transport.

Surrounding commercial occupier include the 33rd Barber Shop, Flash Photography and Hey Luck Bubble Tea.

## DESCRIPTION

The subjects comprise a ground and basement premises contained within a three storey and attic tenement style building of traditional construction. The ground floor provides an open plan sales area with a tea prep and W.C to the rear. The premises has most recently been utilised as a property shop, however, would be suitable for a range of retail and professional service-based occupiers. The main shop front features carpeted flooring, with painted and plaster walls and ceilings. Further accommodation is available at basement level suitable predominantly for storage purposes.



**ACCOMMODATION**

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	50.02	538
Basement	15.90	171
<b>Total</b>	<b>65.92</b>	<b>709</b>

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

**RENTAL**

£6,500 Per Annum

**RATEABLE VALUE**

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as £7,000 per annum.

The subjects would therefore qualify for 100% Small Business Rates Relief should a qualifying occupier be identified.

**ENERGY PERFORMANCE CERTIFICATE**

The subjects currently have an EPC rating of " " "

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

**LEGAL COSTS**

As is our client's standard practice the Tenant will bear Landlord's legal costs. Further information is available on request.

The tenant will be liable for Registration Fees for registering the lease in The Books of Council and Session amounting to £44 (incl VAT).

The tenant will be liable for any LBTT where applicable.

**VAT**

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



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

**Shepherd Chartered Surveyors** 35 Queen's Road Aberdeen AB15 4ZN  
**Shona Boyd**, [shona.boyd@shepherd.co.uk](mailto:shona.boyd@shepherd.co.uk) 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)

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