



Prominent Retail Unit To Let

186 George Street, Aberdeen





Location

The subjects are located on the north side of George Street within a short distance of the Bon Accord Shopping Centre and John Lewis Department Store.

The surrounding area comprises a variety of traditional tenement buildings, the ground floors of which are occupied by a variety of local and national traders. These retailers include Britannia Building Society, Baguette Express, Ladbrokes, Sue Ryder Care and Greggs.

Description

The subjects comprise a ground floor and basement retail unit which forms part of a mid-terraced traditional tenement building of granite construction. The upper floors are currently in residential use.

Accommodation

The premises provide the following approximate dimensions and net internal areas:

Frontage	21 ft 11 ins	6.70m
Internal Width	21 ft 9 ins	6.65m
Depth	117 ft 2 ins	35.74m
Ground Floor (Sales)	3,290 ft ²	305.74 m ²
Ground Floor (Backup)	659 ft ²	61.31 m ²
Ground Floor (Storage)	435 ft ²	40.46 m ²
Total	4,384 ft²	407.51 m²

Rent

The unit is available by way of a new Full Repairing and Insuring Lease at rental offers in excess of £35,000 per annum exclusive.

Legal Costs

Each party to bear their own legal costs incurred.

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Planning

We understand that the property currently benefits from Class 1 (Retail) Consent.

Rates

Rateable Value	£32,000
UBR (2016/2017)	£0.493
Rates Payable (per annum)	£15,776

VAT

All rents, prices, premiums, etc, are quoted exclusive of VAT.

Energy Performance Certificate

An EPC for the unit is available upon request.

Viewings

All viewing and further information is via the sole letting agents.



**BNP PARIBAS
REAL ESTATE**

Douglas Hogg

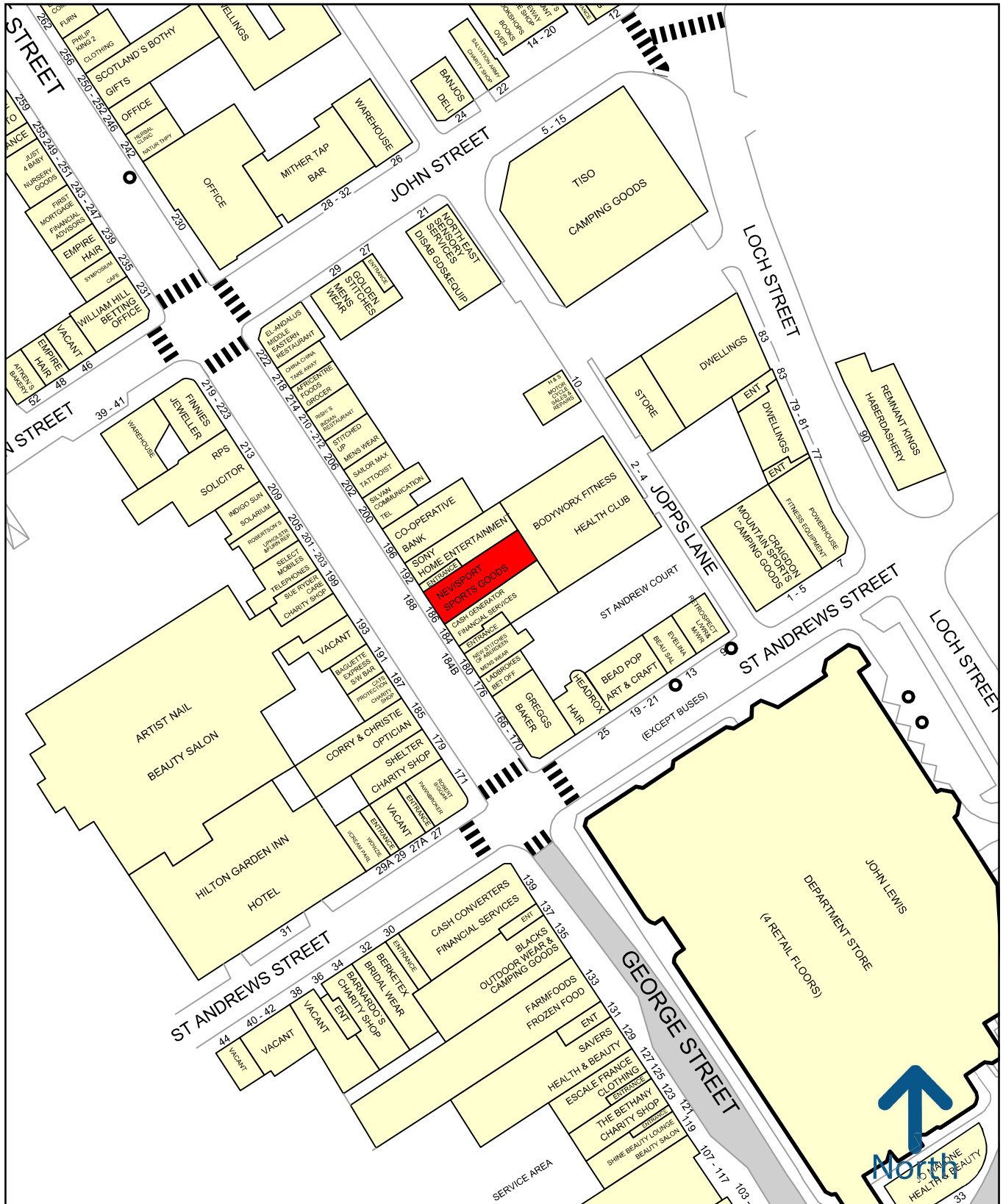
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**Subject To Contract
June 2016**

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