

To Let



West End Retail Units close to The Capitol & The Silver Fin Building office developments

13/15 Chapel Street

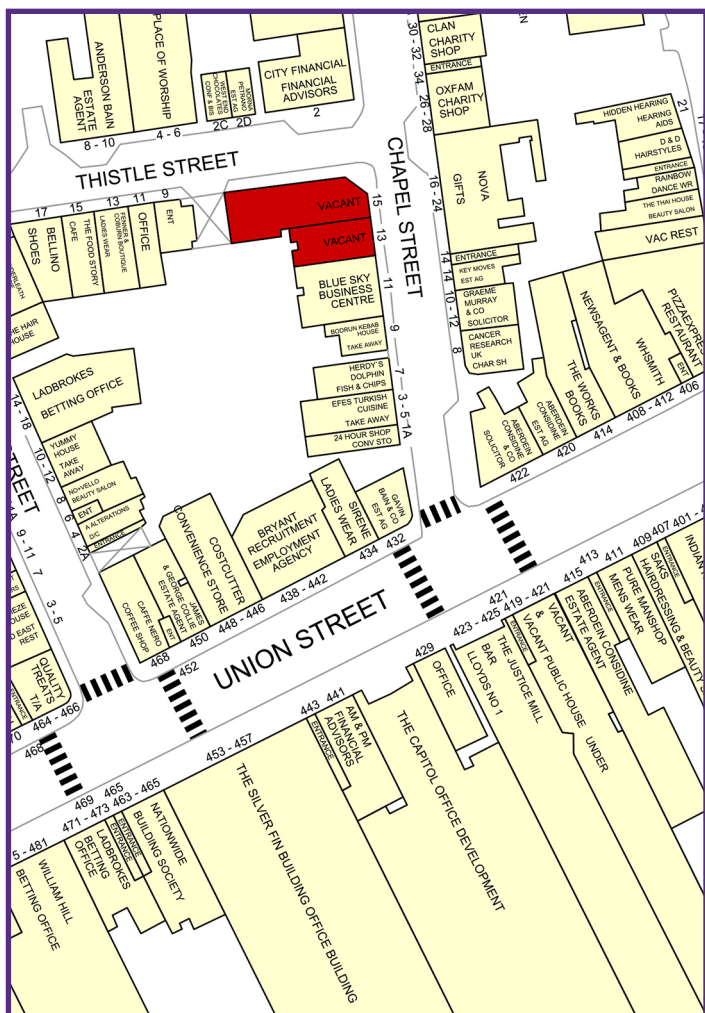
Aberdeen

AB10 1SQ



FG Burnett

Call 01224 572661
www.fgburnett.co.uk



Location

The premises are located at the corner of Chapel Street and Thistle Street within the popular West End retail, restaurant and office area of Aberdeen City Centre. Nearby occupiers include Nova, Pizza Express, Café Nero, Sainsbury's, Starbucks and Tesco Express. The subjects are located close to The Capitol and The Silver Fin Building office developments which together comprise approximately 210,000 sq.ft of Grade A office accommodation.

Description

The units form part of the ground floor of a four storey building. The accommodation comprises two shop units available individually or as a whole. Each unit benefits from 1 car parking space.

Floor Area

The following Net Internal floor areas have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition):-

13 Chapel Street	77.76 sq.m	(837 sq.ft)
15 Chapel Street	141.00 sq.m	(1,518 sq.ft)

EPC Rating

A copy of the EPC is available from the letting agents.

Lease Terms

The units are available on full repairing and insuring terms for a period to be agreed, any long term lease incorporating 5 yearly upward only rent reviews.

Rent

13 Chapel Street £29,000 per annum
15 Chapel Street £35,000 per annum

Rateable Value

The subjects require to be assessed, an estimate of rates payable can be provided.

VAT

The rents quoted are exclusive of VAT which may be applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any transactional property tax incurred and registration dues applicable.

Entry

Upon conclusion of all legalities.

Viewing & Offers

Viewing is strictly by arrangement through the sole agent, to whom all offers should be submitted in Scottish Legal Form.

Contact

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Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

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