



PRIME CITY CENTRE UNIT WITHIN THE WEST END SUITABLE FOR VARIOUS USES SUBJECT TO PLANNING
SMALL BUSINESS RATES RELIEF MAY BE APPLICABLE

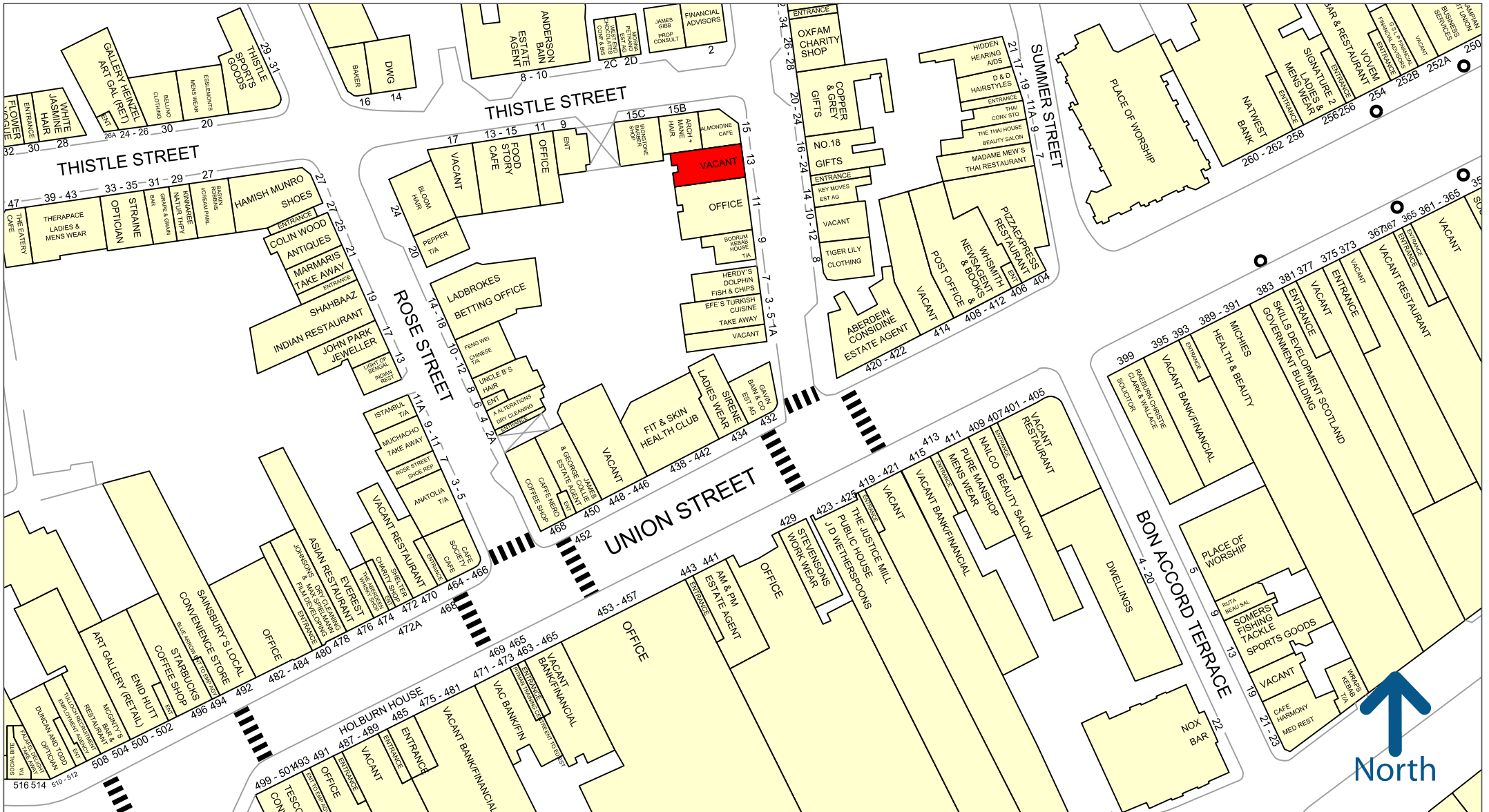


TO LET
13 Chapel Street

Aberdeen, AB10 1SQ | 53 sq.m (572 sq.ft)

To request a viewing call us on 01224 572661

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50 metres

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Experian Goad Plan Created: 12/04/2022

Created By: F G Burnett

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LOCATION

The premises is located on Chapel Street within the popular West End, retail, restaurant and office area of Aberdeen City Centre. The premises are in close proximity to the Grade A offices, The Capitol and The Silver Fin where occupiers include Price Waterhouse Coopers, Prosafe, Neo Energy and Barclays with Shell having recently secured 100,000 sq.ft within The Silver Fin Building for approx. 1,000 staff. Other neighbouring occupiers include Arch & Mane, Almondine, Tiger Lily Clothing, Pure Man, Foodstory, Hamish Munro and Grape & Grain. Located close to Aberdeen's main commercial thoroughfare Union Street, where nearby occupiers include Pizza Express, Sainsbury's Local, Caffé Nero and Starbucks.

DESCRIPTION

The subject comprises part of the ground floor of a four storey office building. The premises benefit from a new modern shopfront.

Internally the premises provides excellent sales space finished to a high standard. There is wc and staff facilities located to the rear of the premises.

RENT

On application.

RATEABLE VALUE

£18,000.

RATES DETAIL

Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

LEASE TERMS

The unit will be available on full repairing and insuring terms for a duration to be agreed.

EPC

D53. Copy available on request.

VAT

The rent quoted is exclusive of VAT.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any LBTT and Registration Dues applicable.

FLOOR AREA

Measured in accordance with the RICS Code of Measuring Practice (6th Edition) and approx. area calculated:-

Ground Floor	53 sq.m	572 sq.ft
Total	53 sq.m	572 sq.ft

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

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