

# To Let



## West End Retail Unit close to The Capitol & The Silver Fin Office Buildings

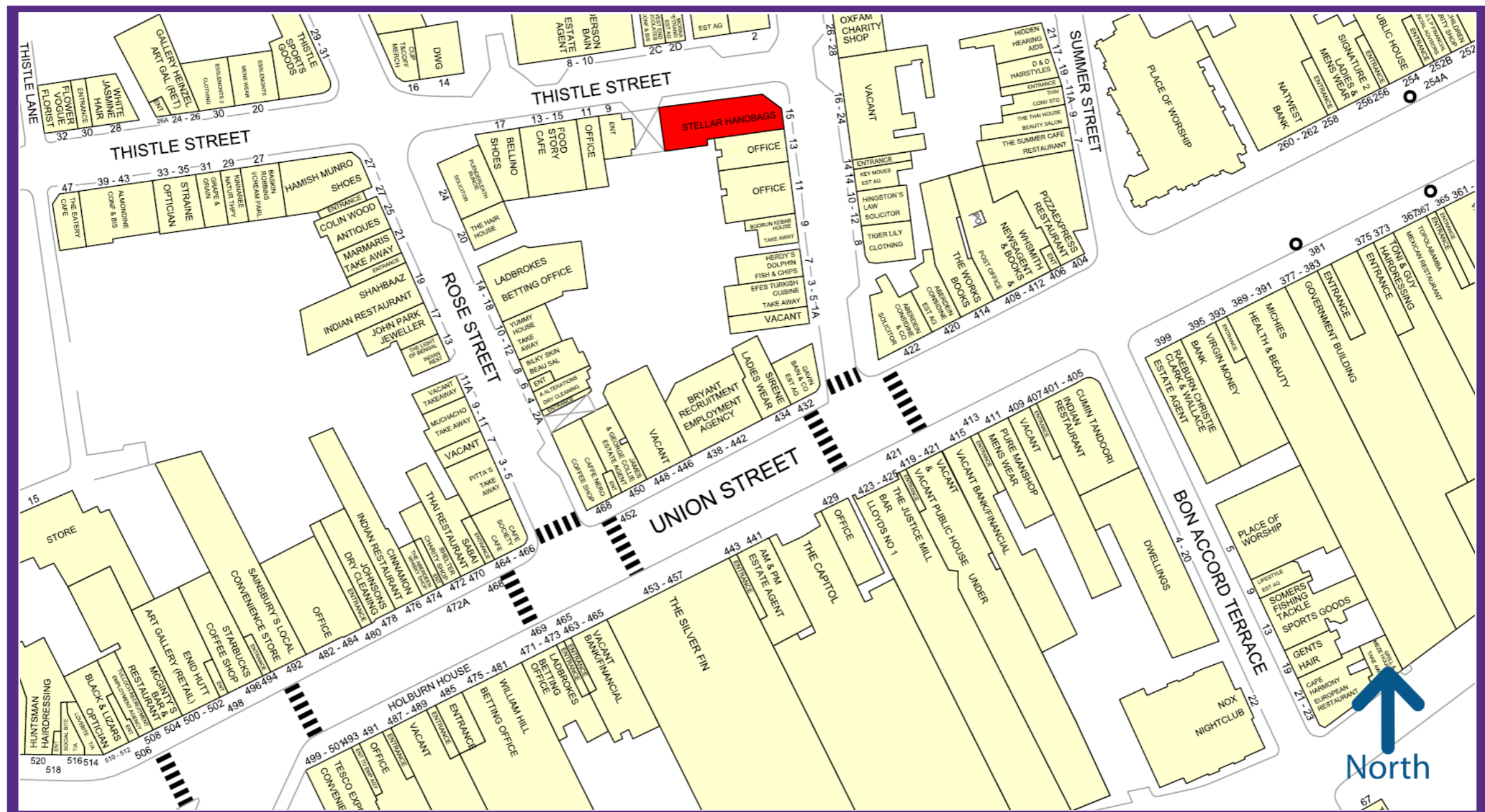
15 Chapel Street  
Aberdeen  
AB10 1SQ

141 sq.m (1,518 sq.ft)



**FG Burnett**

Call 01224 572661  
[www.fgburnett.co.uk](http://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 Tiger Lily, Pizza Express, Café Nero, Sainsbury's, Starbucks and Tesco Express. The subjects are located close to The Capitol and The Silver Fin Building office buildings which together comprise approximately 210,000 sq.ft of Grade A office accommodation.

## Description

The unit forms part of the ground floor of a four storey building and benefits from 1 car parking space.

## Floor Area

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

141 sq.m (1,518 sq.ft)

## EPC Rating

The property holds an Energy Performance Certificate rating of D53.

A copy of the EPC and findings report is available from the letting agents.

## Lease Terms

The unit is available of Full Repairing and Insuring terms for a period to be agreed. Any long term lease incorporating 5 yearly upward only rent reviews.

## Rent

£28,000 per annum.

## Rateable Value

The property has a Rateable Value of £33,250 effective from 1 April 2017.

## VAT

The rent quoted is exclusive of VAT which may be applicable.

## Legal Costs

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

## Entry

To be agreed upon conclusion of all legalities.

## Viewing & Offers

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

# Contact

**David Henderson**

T: 01224 597538

E: david.henderson@fgburnett.co.uk

**Richard Noble**

T: 01224 597528

E: richard.noble@fgburnett.co.uk

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.

Coast Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office.

© Crown Copyright PU 100017316. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.



**Aberdeen Office**

33 Albyn Place, Aberdeen AB10 1YL  
T: 01224 572661

[www.fgburnett.co.uk](http://www.fgburnett.co.uk)