

IMMEDIATE ENTRY AVAILABLE

CHAPEL STREET

13 CHAPEL STREET - 593 SQ.FT



WEST END RETAIL UNIT TO LET

13 CHAPEL STREET ABERDEEN, AB10 1SQ



KNIGHT PROPERTY GROUP

A MODERN RETAIL UNIT IN THE WEST END OF ABERDEEN

13 CHAPEL STREET
593 SQ.FT.

LOCATION

The unit is located on Chapel Street within the popular West End, retail, restaurant and office area of Aberdeen City Centre.

The subjects are in close proximity to the Grade A offices, The Capitol and The Silver Fin where occupiers include Price Waterhouse Coopers, Dentons, Chrysaor, Verus Petroleum, Barclays and Grant Thornton. Other neighbouring occupiers include BlueSky Business Space, Tiger Lily Clothing, Pure Man, Foodstory, Bellino Shoes, Hamish Munro and Grape & Grain. Located close to Aberdeen's main commercial thoroughfare Union Street where nearby occupiers include Pizza Express, Greggs, Sainsbury's Local, Café Nero and Starbucks. Chapel Street multi storey car park is located in close proximity providing 500 car parking spaces as is a Holiday Inn Express.

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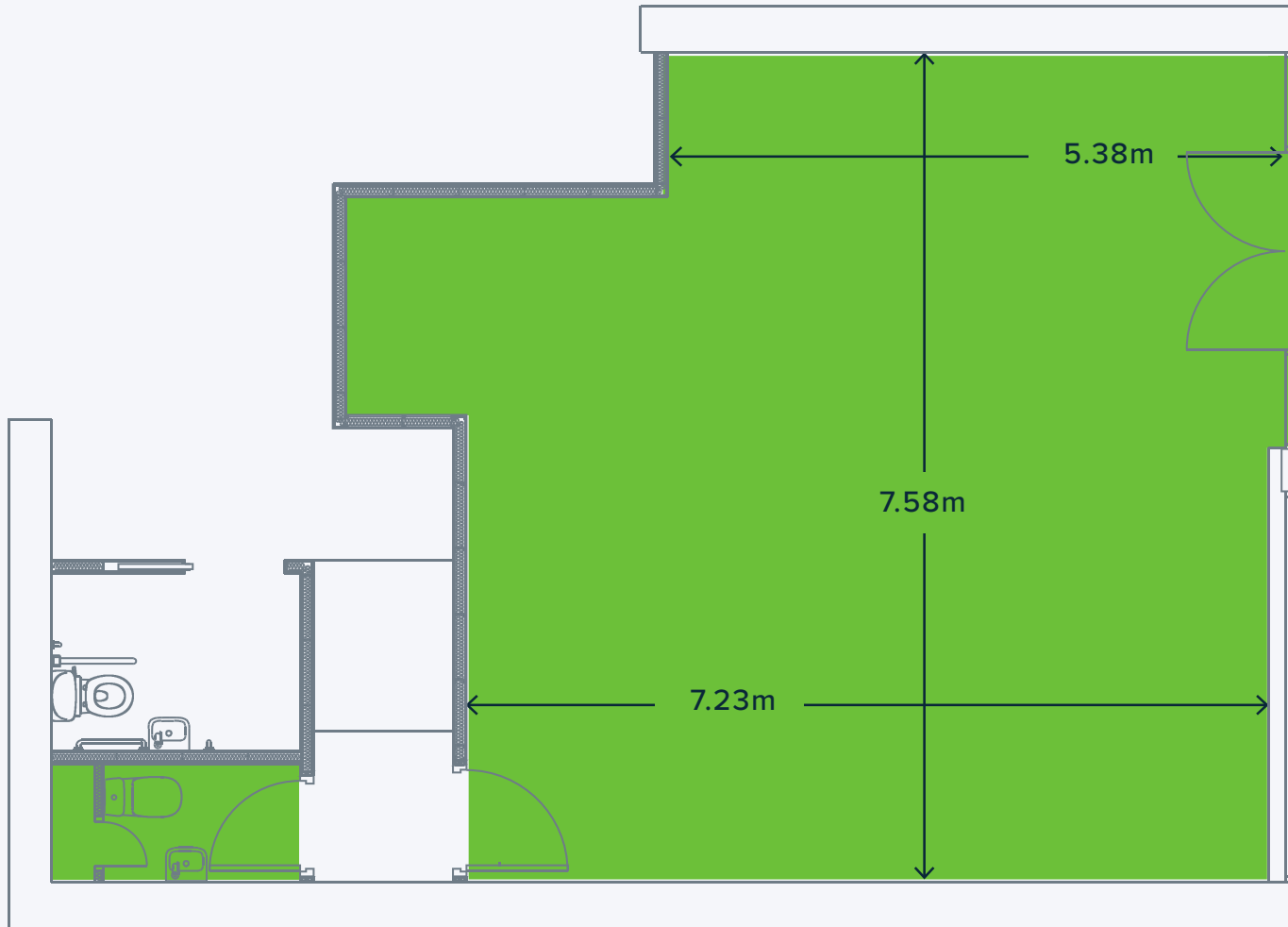
INDICATIVE LAYOUT PLAN



N°13 Chapel Street

Total Size: 55m² (593 sq.ft) NIA

Floor plan: 7.23m (d) x 7.58m (w)



SURROUNDING
OCCUPIERS

THE
CAPITOL
DEFINING QUALITY



foodstory
share, simple, good, food

SILVER FIN

TLB

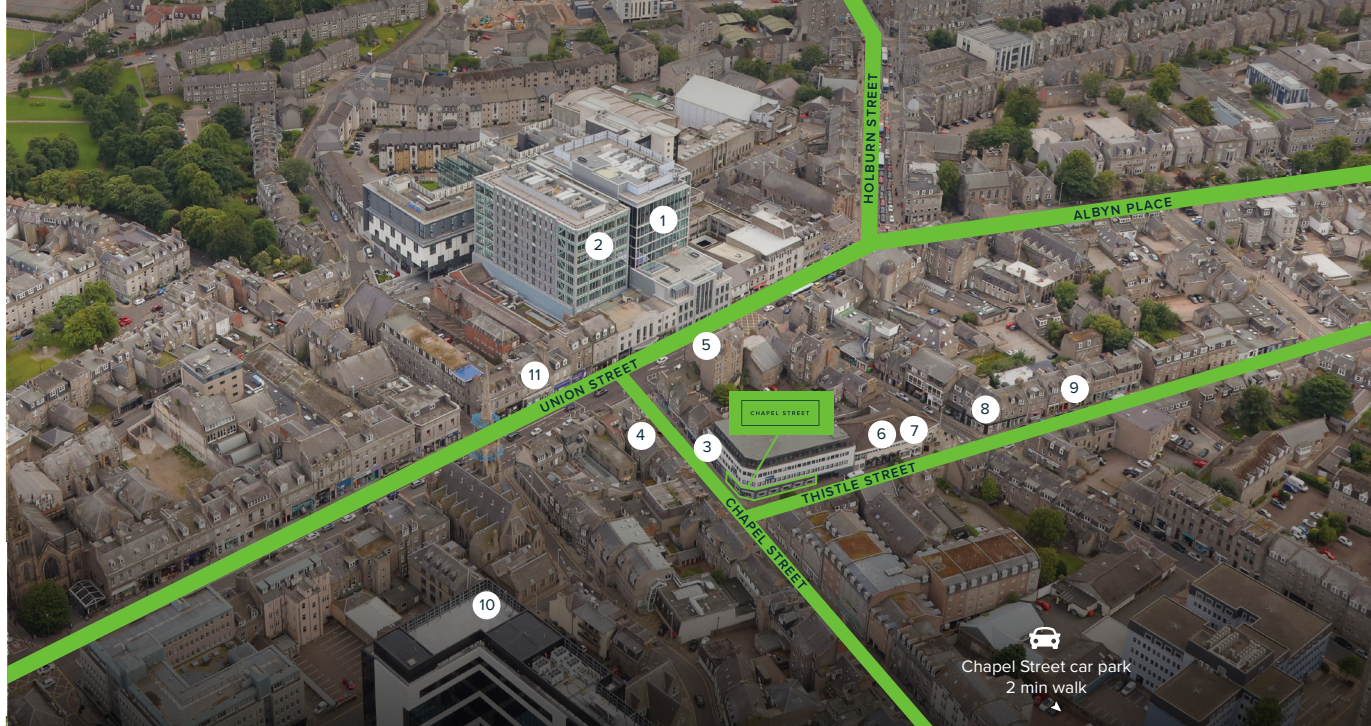




ALMONDINE



ARCH & MANE



SURROUNDING OCCUPIERS

- | | | | |
|---------------------------|---------------|------------------|-----------------|
| 1. Silver Fin | 4. Tiger Lily | 7. Bellino Shoes | 10. Union Plaza |
| 2. The Capitol | 5. Sirene | 8. Hamish Munro | 11. Pure Man |
| 3. Bluesky Business Space | 6. Foodstory | 9. Grape & Grain | |

LEASE TERMS

The accommodation is available To Let on full repairing and insuring terms for a period to be agreed.

LEGAL COSTS

The ingoing tenant will be responsible for their legal expenses, together with LBTT and Registration Dues.

RATEABLE VALUE

13 Chapel Street - Rateable value £19,000 (Under appeal)
Depending on outcome of appeal, small business rates relief may be available.

RENT

On application.

VAT

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

EPC RATING

The property currently holds an Energy Performance Certificate rating of D53. A copy of the EPC and findings report is available from the letting agent.

CONTACT

To discuss how Knight Property Group can accommodate you, please contact our letting agent.



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