

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



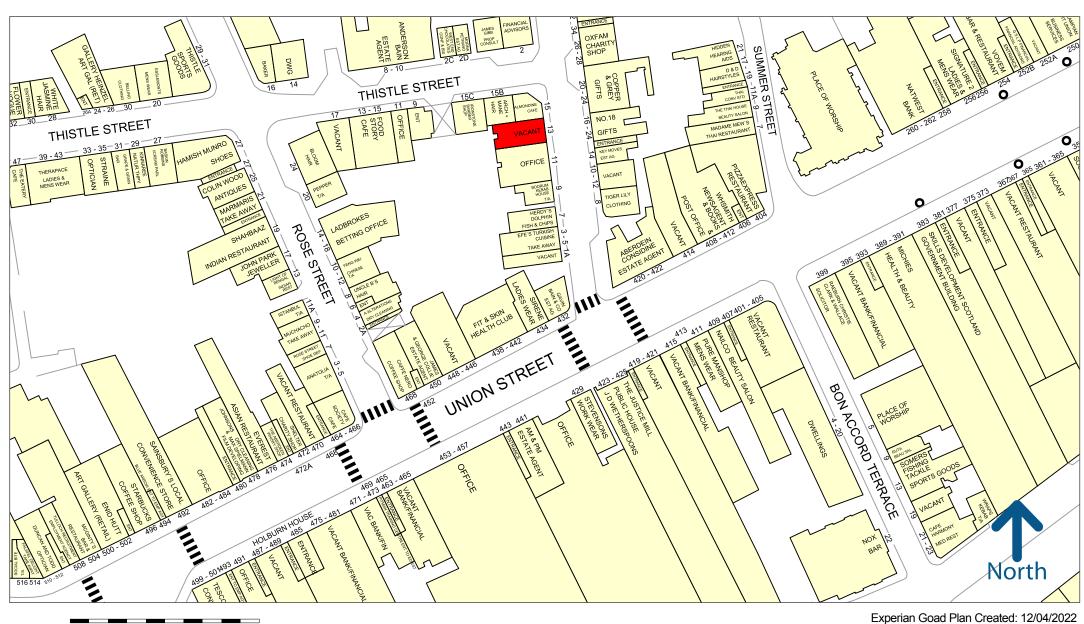


# 13 Chapel Street

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











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Created By: F G Burnett

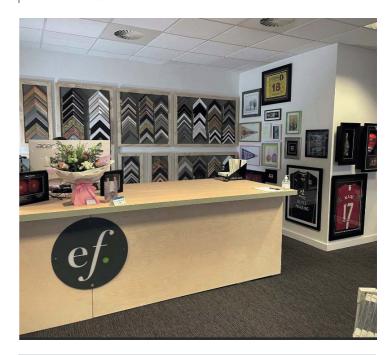
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## 13 CHAPEL STREET

ABERDEEN, AB10 1SQ



#### 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

53 sq.m

#### **VIEWING & OFFERS**

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

#### **DANIEL MITCHELL**

#### t. 01224 597539

e. daniel.mitchell@fgburnett.co.uk

#### **RICHARD NOBLE**

- t. 01224 597528
- e. richard.noble@fgburnett.co.uk

Total

**FGBURNETT.CO.UK** 

572 sq.ft

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