



PRIME CITY CENTRE RETAIL UNIT WITHIN THE WEST END
SMALL BUSINESS RATES RELIEF MAY BE APPLICABLE

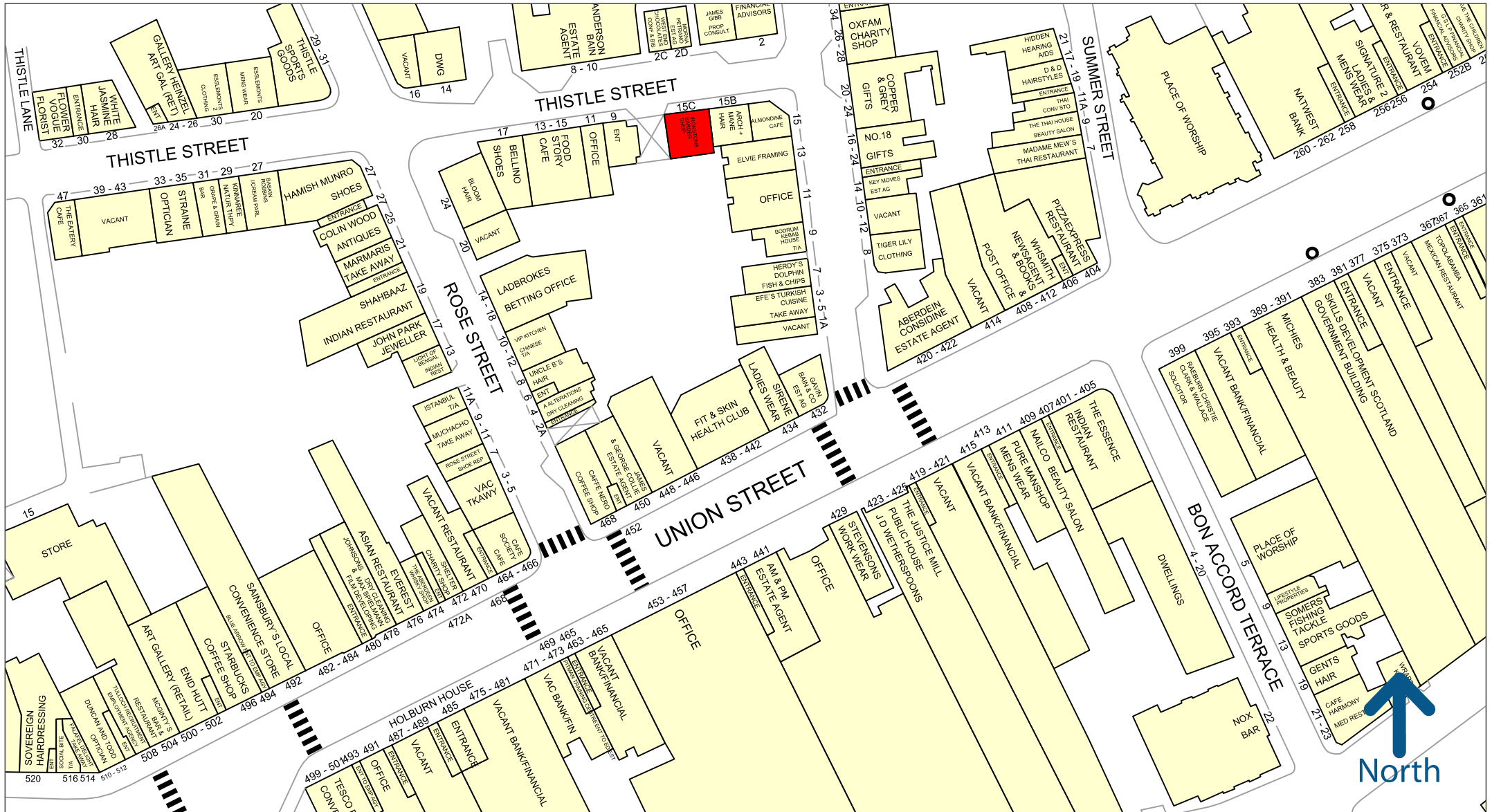


TO LET
1B Thistle Street

Aberdeen, AB10 1XZ | 56.03 sq.m (603 sq.ft)

To request a viewing call us on 01224 572661

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50 metres

Experian Goad Plan Created: 10/02/2022

Created By: F G Burnett



LOCATION

The premises is located on the south side of Thistle 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, Elvie Framing, 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, Caff  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 provides excellent sales space and is currently fitted as a high end barbershop. Staff facilities and a toilet are located to the rear of the unit.

RENT

£15,500 pa exc VAT.

RATEABLE VALUE

£17,500 effective 2nd August 2019.



RATES PAYABLE

£8,575 approx.

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 from 3rd August 2022 on full repairing and insuring terms for a duration to be agreed. Any long term lease incorporating upward only rent reviews.

EPC

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. areas calculated:-

Ground Floor	56.03 sq.m	603 sq.ft
Total	56.03 sq.m	603 sq.ft

VIEWING & OFFERS

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

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