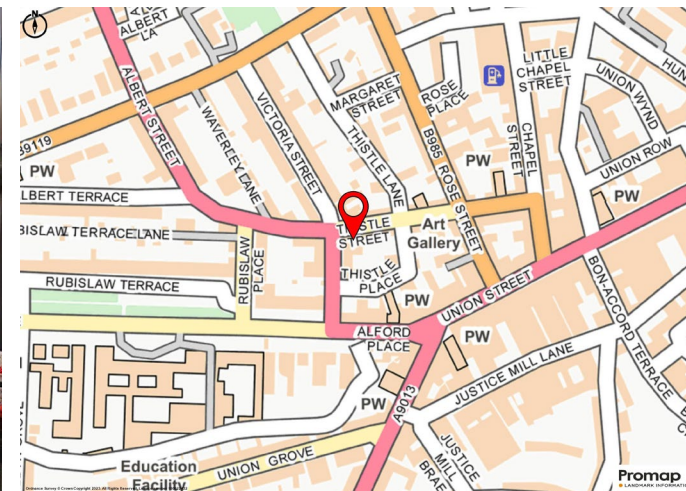


**TO LET**  
CITY CENTRE RETAIL UNIT



67 Thistle Street, Aberdeen, AB10 1UY

- Area: 465 sq. ft
- Prominently located on Thistle Street, in the west end of Aberdeen
- Fitted out to a high standard



### LOCATION

The property is located on the south side of Thistle Street, which is within the heart of the popular West End area of Aberdeen. Union Street, Aberdeen's main retail thoroughfare, is located just 100 metres away. Occupiers in the vicinity include: Laurie & Co, String Studio, Flower Vogue, The Eatery and Grape & Grain.

### DESCRIPTION

The property comprises a one-storey terraced retail unit which benefits from good frontage with a large display window. Internally the property comprises a ground floor sales area which is decorated to a very good standard. There are also storage facilities, a W/C, a kitchenette and a separate room currently being used for beauty treatments.

### ACCOMMODATION

The property provides the following approximate floor areas:

ACCOMMODATION	Sq. m.	Sq. ft.
Ground Floor	43.21	465

### RENT

£12,000 per annum

### LEASE TERMS:

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

### RATING

The subjects are currently entered into the Valuation Roll as follows: The proposed Rateable Value for 2023 is £10,750. The Uniform Business Rate for the year 2023/2024 is 49.8p in the £.

An incoming occupier may qualify for 100% rates relief under the Small Business Bonus Scheme.

### ENERGY PERFORMANCE CERTIFICATE

#### (EPC):

The subjects have an EPC of "B". Further details available on request.

### VAT:

All figures quoted are exclusive of Value Added Tax if applicable.

### LEGAL COSTS:

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner.

### VIEWING:

To arrange a viewing or for further information, please contact the sole letting agents.

### To arrange a viewing please contact:



**Euan Rolland**  
Graduate Surveyor  
euan.rolland@g-s.co.uk  
07825 875303



**Alex Robb**  
Chartered Surveyor  
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### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: November 2023