

TO LET

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Rosemount Pavilion

at Union Terrace Gardens
Aberdeen



Rosemount Pavilion



Location

The Rosemount Pavilion is located on Union Terrace in close proximity to His Majesty's Theatre, Aberdeen Art Gallery and Aberdeen Central Library.

Description

The Rosemount Pavilion comprises a detached single storey building of steel frame construction incorporating glazed curtain walling and sedum roof. Internally the pavilion has been finished to a high standard with Terrazzo flooring with integrated underfloor heating. An impressive 5 metre ceiling height creates a sense of space. The ceiling has integrated lighting. An accessible WC and storage are provided. There is dual access into the unit from both Union Terrace and the Gardens.

Rent

On application.

Rateable Value

The property will require to be assessed upon completion.

Lease Terms

The premises are available to let on a Full Repairing and Insuring basis for a period to be agreed. Any lease will incorporate the provision for rent review.

EPC

A copy of the EPC will be available from the letting agents upon completion.

VAT

Any rent quoted is exclusive of VAT which will be payable.

Legal Costs

Each party will bear their own legal costs associated with the transaction. The incoming tenant will be responsible for any LBTT and Registration Dues applicable.

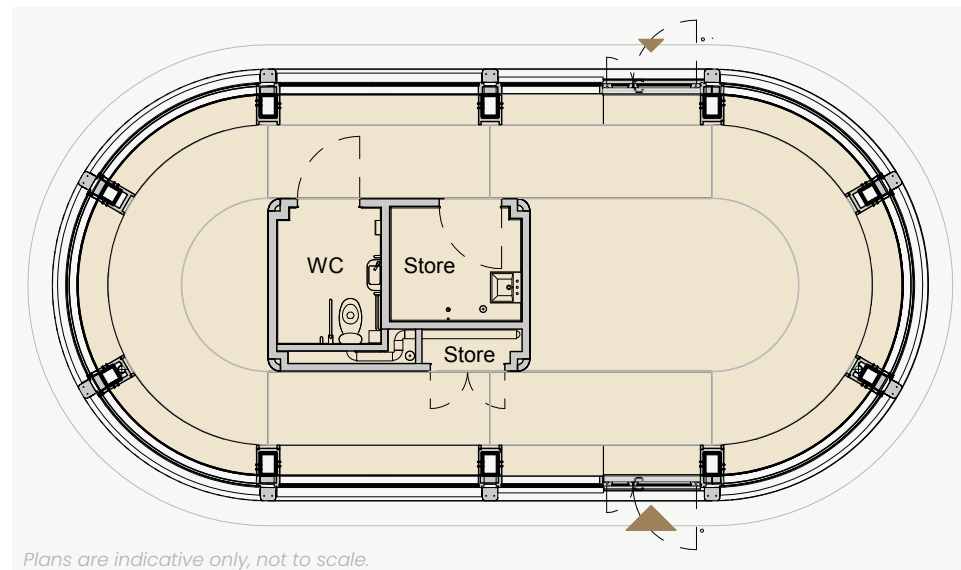
Closing Date

Interested parties should formally note interest with the Letting Agents by sending an email to the email addresses provided stating clearly in the subject heading Note of Interest – (Rosemount Pavilion) in order to be informed of any forthcoming closing date and the procedure for making an offer. Offers to be in Scottish Legal Format.

Floor Areas

The property has an approximate gross internal floor area of:

Ground Floor 68.75 sq.m 740 sq.ft



Plans are indicative only, not to scale.

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On the instruction of



All enquiries to the sole
letting agents.



Richard Noble
t: 01224 597528
e: richard.noble@fgburnett.co.uk

Daniel Mitchell
t: 01224 597539
e: daniel.mitchell@fgburnett.co.uk

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