



Attractive City Centre Investment

Let to Power Leisure Bookmakers Ltd t/a Paddy Power

Rent: £35,000 pa

Expiry 18th November 2027

FRI lease

Guide Price £320,000 - £350,000

Location

The premises are located on the south side of Union Street, Aberdeen's main shopping thoroughfare, between Bridge Street and Crown Street. This is a long established retailing location with significant footfall generated from nearby office developments.

Nearby occupiers include Santander, Geek Retreat, Ann Summers, British Red Cross, Barclays, and Boots. The premises is also situated close to Union Terrace Gardens which has just re-opened after a £28.3m refurbishment.

Accommodation

The premises comprise a double fronted retail unit over ground and basement floors within a larger four storey traditional granite and slate Grade B listed building.

Internally the property offers open plan retailing space decorated to a high standard in the tenants' corporate specifications. Access to the basement is gained via a single staircase to the rear of the demise, providing stores, staff tea prep and staff w.c facilities.

The premises extend to the following approximate areas:

Ground Floor: 1,094 sq ft / 101.64 sqm

Basement: 946 sq ft / 87.89 sqm

Tenancy

Let to Power Leisure Bookmakers Ltd t/a Paddy Power until 18th November 2027 on a FRI lease. The passing rent is £35,000pa.

Power Leisure Bookmakers Ltd are a subsidiary of FTSE 100 listed Flutter Entertainment plc. Flutter owns a number of the worlds best known entertainment and gaming brands. Founded in 1988 Power Leisure currently trade from over 600 shops in the UK and Ireland.

Price

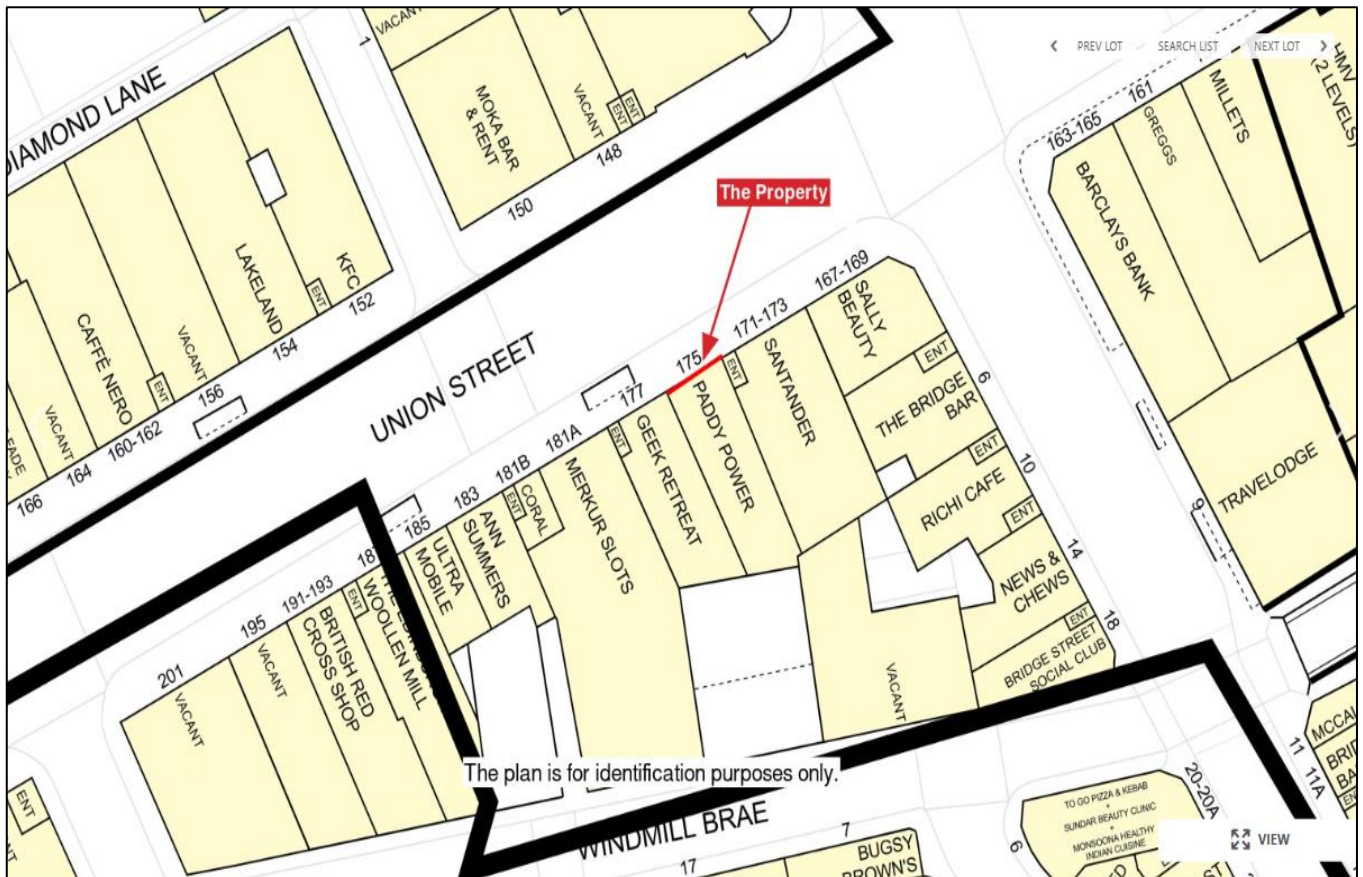
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EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



Viewing strictly by appointment with -

BRITTON PROPERTY

Andrew Britton

T. 07990 505 421

E. andrew@brittonproperty.co.uk

ALLSOP

Alex Neil

T. 0207 543 6895

E. alex.neil@allsop.co.uk

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175 Union Street
Aberdeen AB11 6BB

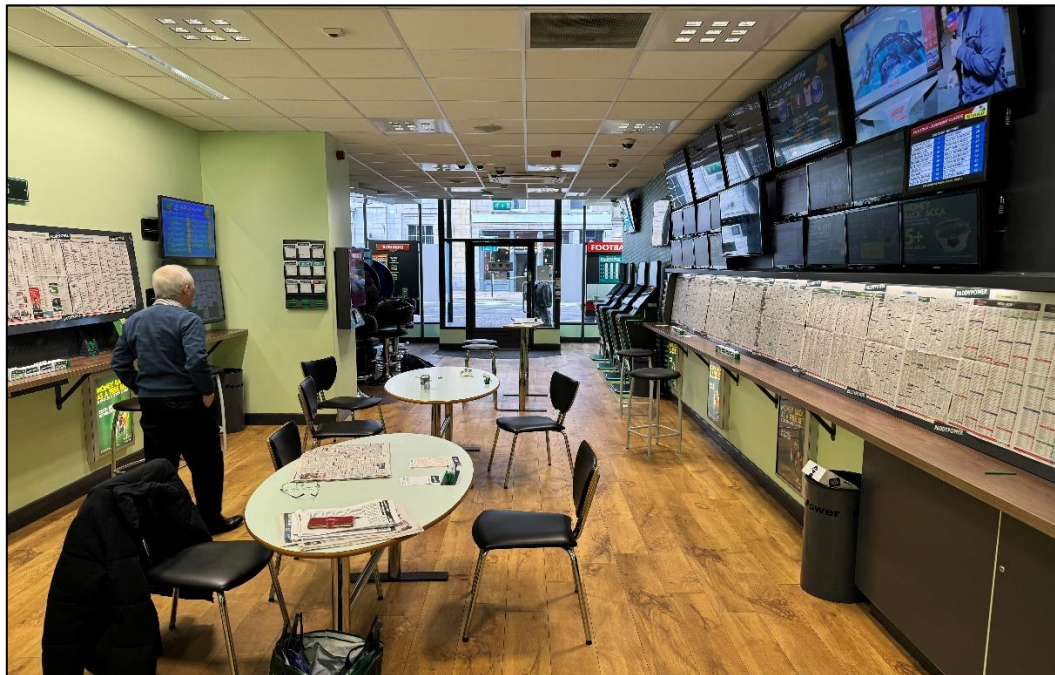




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