



Prime Retail Unit

City Centre location

Rent: o/o £35,000pa

NIA: Ground 1,142 sq ft / Lower Ground 884 sqft / Basement 424 sqft

Location

The subjects are located on the south side of Union Street, Aberdeen's main retail thoroughfare. This property benefits from good footfall driven by prominent nearby occupiers and is located directly in between Greggs and The Trinity Shopping Centre.

Surrounding occupiers include Greggs, Primark, Chaophraya, HMV and Jamieson & Carry.

Accommodation

The subjects comprise a ground floor, lower ground floor, and basement unit within a granite building. The ground floor benefits from prominent frontage onto Union Street and features a well-presented, open-plan retail space with a staff room with kitchen facilities to the rear.

An internal staircase connects the ground floor to the lower ground level, which is currently configured as additional shop floor and has toilet facilities and a storage area.

Further storage is available in a dedicated stockroom located in the basement, which is accessed through a separate internal staircase.

The premises extend to the following approximate areas:

Ground Floor: 1,142 sq ft / 106.09 sqm
Lower Ground: 884 sq ft / 82.13 sqm
Basement: 424 sqft / 39.39 sqm

Rent

Offers over £35,000pa exclusive are invited.

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: £42,750
UBR (26/27): £0.481
Rates Payable: £20,563

Planning

The subjects currently benefit from Class 1A consent and can therefore be used for retail/office use. Interested parties are advised to speak directly to the Local Planning Authority.

Union Street Empty Shops Grant Scheme

Tenants/purchasers may qualify for a grant of up to 50% of project costs for eligible physical works and reconfiguration with a maximum award amount of £35,000.

For further information email - unionstreet@aberdeencity.gov.uk or go to <https://www.aberdeencity.gov.uk/services/services-business/empty-shops-grant-scheme>.

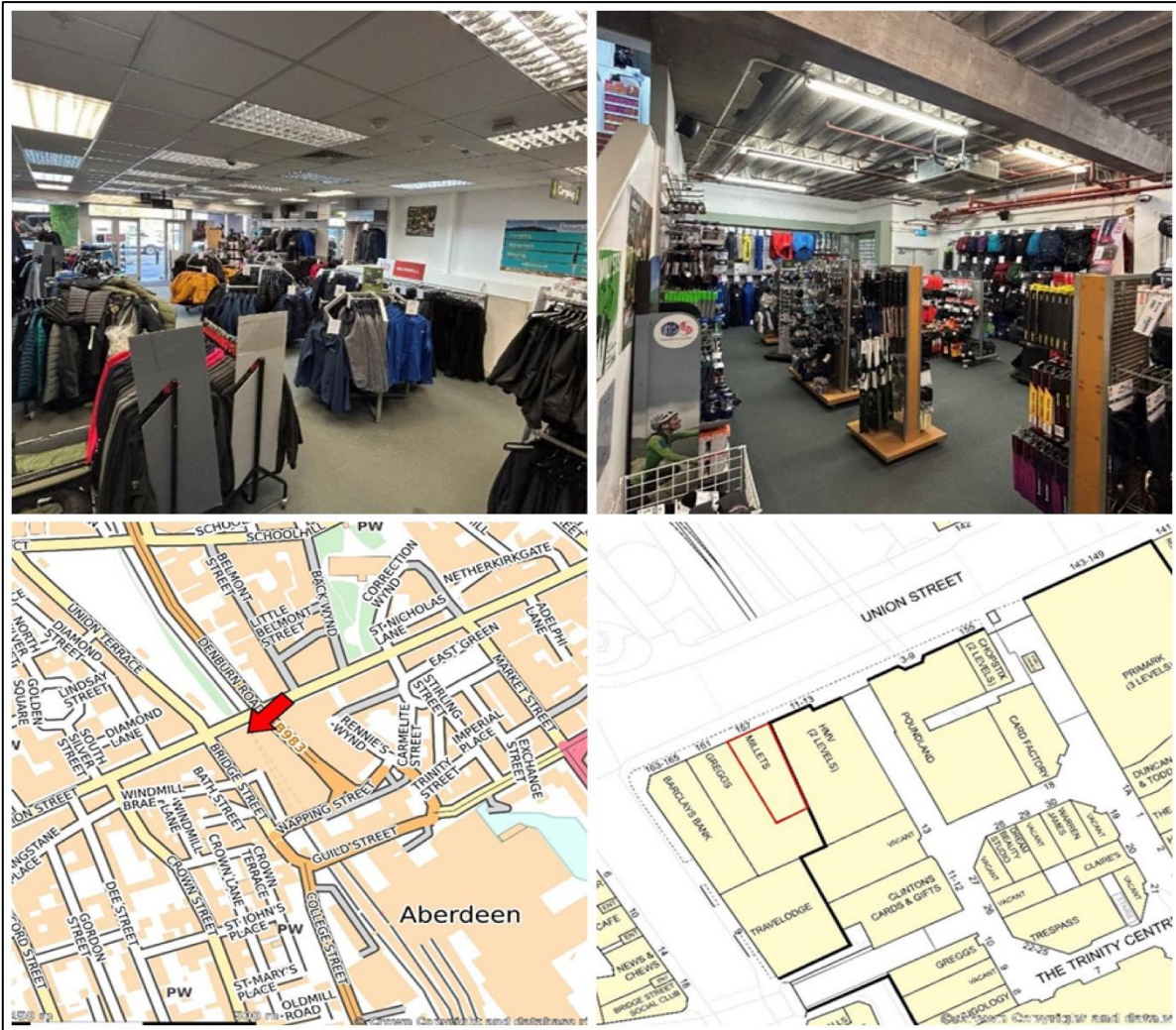


EPC

On application

Legal Costs

Each party are 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

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