



## Attractive City Centre Investment

**Let to Ladbrokes Betting & Gaming Ltd t/a Coral Racing**

**Rent: £32,400 pa**

**Expiry: 27<sup>th</sup> February 2031 – new 5 year lease extension agreed.**

**Guide Price – £250,000 - £275,000**

### 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 Paddy Power, Ann Summers, British Red Cross, Barclays, Greggs and Caffè Nero. 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 single glazed fronted retail unit over ground floor 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.

The premises extend to the following approximate areas:

Ground Floor: 1,350 sq ft / 125.4 sqm

### Tenancy

Let to Ladbrokes Betting & Gaming Ltd t/a Coral Racing until 27<sup>th</sup> February 2031 (no break options). The lease has been extended for a further 5 years. The passing rent is £32,400pa.

Coral Racing Limited is a U.K headquartered bookmakers as part of Ladbrokes Coral (GVC Holdings) with over 1,500 stores throughout the U. . For the year ended 31.12.2023 Ladbrokes Betting & Gaming Ltd reported a turnover of £1,027,100,000 a pre-tax profit of £102,700,000, and shareholders of £1,189,800,000 and a net worth of £1,154,700,000

(Source Experian 20.05.2025)

### Price

£250,000 - £275,000

### 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 incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



**BRITTON**  
PROPERTY

# Investment For Sale

181b Union Street  
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