



Attractive City Centre Investment
Let to Edinburgh Woolen Mill Properties Ltd
Rent: £26,875 pa
New 5 year extension agreed
Price – O/O £189,000

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 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 floor 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: 1,571 sq ft / 145.95 sqm
Basement: 640 sq ft / 59.46 sqm

Tenancy

Let to Edinburgh Woolen Mill Properties Ltd with lease extended until 1st July 2029. The passing rent is £26,875pa.

Price

O/O £189,000 are sought

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 -

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