



**Attractive City Centre Investment**  
**Let to Well Established Tenant on FRI Lease**  
**Rent: £28,500 pa**  
**Expiry 27<sup>th</sup> February 2029**  
**Price – O/O £300,000**

### Location

Aberdeen is Scotland's third largest city with a population of around 230 people and is widely regarded as the energy capital of Europe. The city, which is located in the north-east of Scotland, has 2 universities, with a combined student population of around 30,000 students.

The premises are located in The Green, just to the south of Union Street and within a short walk of Union Square Shopping Centre and the retail/bus stations.

Nearby occupiers include Café 52, Bistro Verde and Contour Cafe

### Accommodation

The premises comprises the ground and basement floors within a larger 3 storey mixed use granite building. The property benefits from corner position on The Green and Rennie's Wynd.

Internally the premises are well presented with the sales floor at ground and ancillary at basement.

The premises extend to the following approximate areas:

Ground Floor: 2,592 sq ft / 240.8 sqm  
Basement: 1,781 sq ft / 165.5 sqm

### Tenancy

Let to KG Music Ltd t/a Kenny's Music at a passing rent of £28,500pa until 27<sup>th</sup> February 29.

KG Music Ltd are a well-established music retailer and have 3 stores in Scotland – 67 The Green, Aberdeen / 73 Elgin Street, Dunfermline / 61-63 Jamaica Street, Glasgow.

### Price

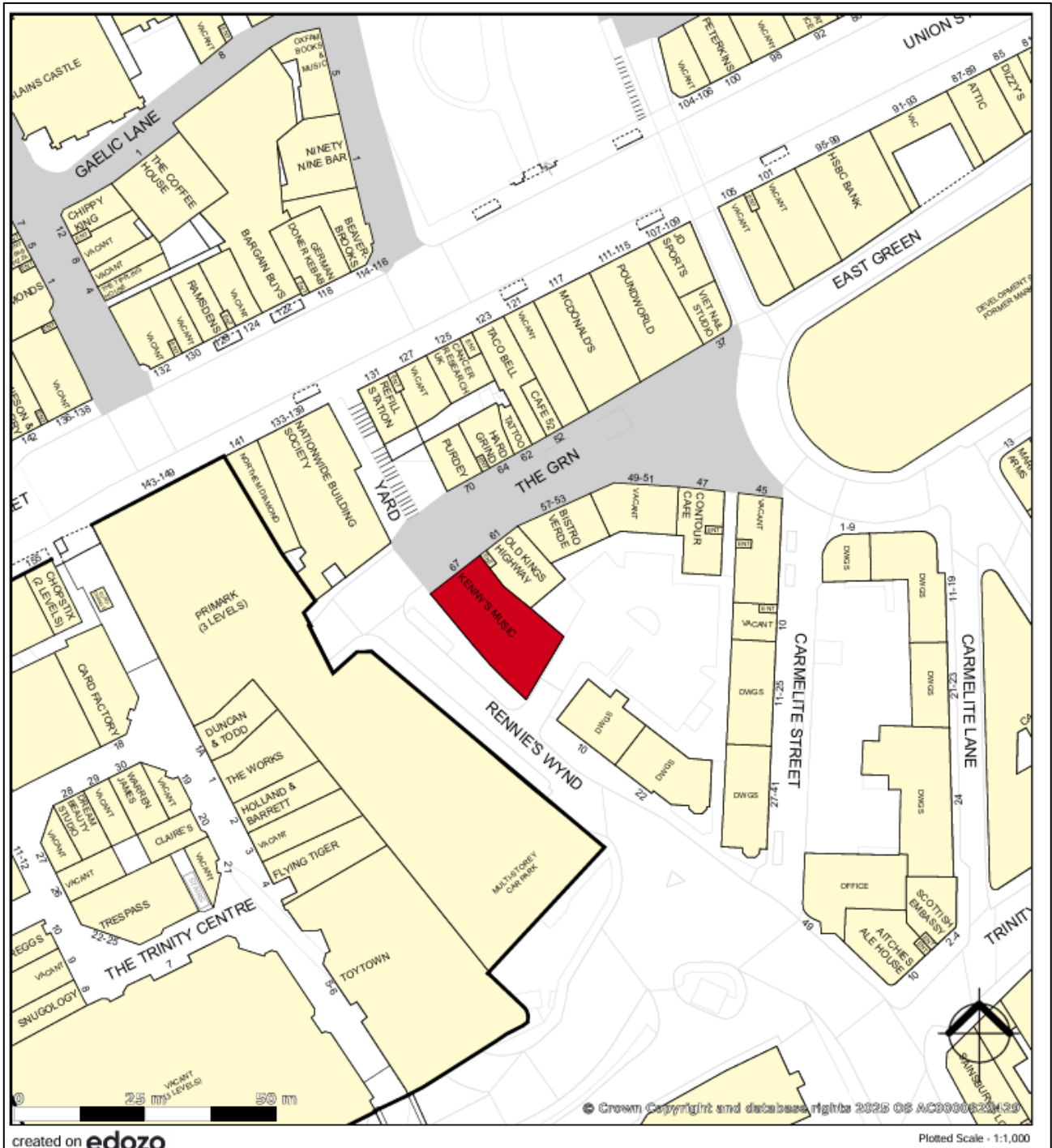
O/O £300,000 are sought.

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







**BRITTON**  
PROPERTY

# Investment For Sale

67 The Green  
Aberdeen AB11 6NY



Viewing strictly by appointment with -

**BRITTON PROPERTY**

**Andrew Britton**

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