

TO LET

Unit 2 Hutcheon Street
Aberdeen AB25 3TB

- ▶ Modern commercial accommodation next to Lidl
- ▶ Retail consent although other uses considered
- ▶ 4,150 sq ft
- ▶ £60,000 per annum



LOCATION

Aberdeen is Scotland's third largest City and the administrative centre for north east Scotland. The City is also considered the oil capital of Europe, being the major centre for the North Sea oil related activities. The population of Aberdeen City is in the order of 227,560 with the regional population of circa 458,000.

The city has good communications with dual carriageway and motorway links to Glasgow and Edinburgh, a mainline railway station, a national and international airport and a ferry terminal with regular sailings to Europe.

The subject property is situated on the north side of Hutcheon Street near the roundabout where the A96 Causeway and A96 West North Street meet Hutcheon Street, Mounthooly Way and the B990 Nels Street. The subjects benefit from a high profile location within a mixed use area in the heart of Aberdeen in close proximity to **Aberdeen University** and the **Royal Infirmary**.

ACCOMMODATION

The property consists a modern and open retail unit forming part of a larger steel portal framed retail warehouse unit with the majority of the available 26,790 sq ft space being occupied by **Lidl** adjacent. The subject unit extends to the following approximate Gross Internal Area:

UNIT 2	4.150 SQ FT	385.5 SQ M
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PLANNING

The unit benefits from an unrestricted (Open Class 1) Retail consent. Other uses may considered, subject to detailed planning consent. The unit is also capable of accommodating a mezzanine if required.

LEASE

The subjects are available on the basis of a sub-lease for a minimum term of 10 years.

RENT

Offers of **£60,000 per annum** exclusive are invited.

RATING

The property is yet to be assessed for rating purposes.

ENERGY PERFORMANCE CERTIFICATE

Available on request.

DATE OF ENTRY

By arrangement.

LEGAL COSTS

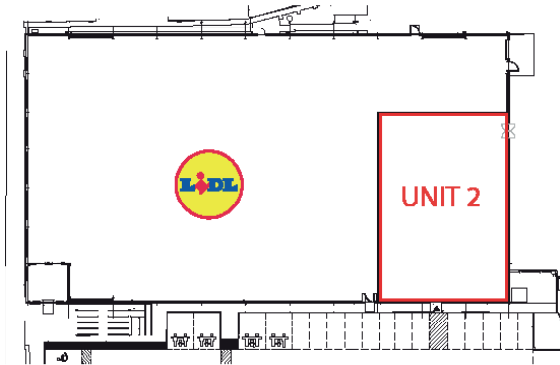
Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

VIEWING

Viewings are strictly by prior arrangement with EYCO on 0131 226 2641 or through our joint agents CBRE - 0141 204 7666.

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GET IN TOUCH



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