



eric young & co

Retail

■ experience ■ judgement ■ service ■

TO LET/FOR SALE

Retail Unit

148 Union Street
Aberdeen AB10 1LX



LOCATION

Aberdeen is Scotland's third largest city with a total catchment population of 487,000 persons. It is the principal retail centre for the north east of Scotland and is situated approximately 125 miles north of Edinburgh and 66 miles north of Dundee.

Union Street is Aberdeen's main retail thoroughfare. The subjects are situated on the north side of Union Street adjacent to the Trinity Centre. There is alternative access to the townhouse from the side at Union Terrace. Nearby occupiers include **Santander, Game, KFC, Caffe Nero** and **Electric Fizz Champagne Bar**.

ACCOMMODATION

The subjects comprise a retail unit arranged over ground and basement floors. We calculate the unit extends to the following approximate net internal areas:-

Ground Floor	1,097 sq ft	(101.91 sq m)
Basement	791 sq ft	(73.48 sq m)

PLANNING

The property currently benefits from Class 2 planning consent within the Use Classes (Scotland) Order 1997.

LEASE TERMS/RENTAL

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews. Offers in excess of **£40,000 per annum** exclusive are invited.

PRICE

Offers in excess of **£200,000** exclusive are invited for our clients heritable (freehold) interest.

RATING

The subjects will require to be re-assessed following the subdivision works to the building.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = D

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

All viewings are strictly by prior arrangement with Eric Young & Co - 0131 226 2641.

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See our website for all available properties:

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KB/RT/AB556

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