



eric young & co

Retail

■ experience ■ judgement ■ service ■

TO LET/ FOR SALE

Retail Unit with Class 2 consent

250 Union Street
Aberdeen AB10 1PA



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 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 in the block between Bon Accord Street and Bon Accord Terrace to the west of the Trinity Centre.

Nearby occupiers include **Pret a Manger, Soul Bar, Thomas Cook, Doctor Noodles, Topolabamba, Toni & Guy, Virgin Money, British Heart Foundation, Signature 2 (ladies & mens fashions), Pizza Express** and **Natwest Bank**.

ACCOMMODATION

The subjects comprise a former building society unit arranged over ground and basement floors which we calculate extend to the following approximate net internal floor areas and dimensions:

Ground Floor Internal Width	27ft 4 ins	(8.33 m)
Ground Floor Built Depth	62 ft 2 ins	(18.95 m)
Ground Floor	1,325 sq ft	(123.10 sq m)
Basement	1,109 sq ft	(103.03 sq m)

PLANNING

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

LEASE TERMS

The subjects are available on the basis of a new full repairing and insuring lease subject to 5 yearly rent reviews.

RENT

Offers in excess of **£45,000 per annum** exclusive are invited.

PRICE

Alternatively, offers for our client's heritable (freehold) interest are invited.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£49,500**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 46.6p, this rateable value will result in an estimated rates liability in financial year 2017/18 of **£23,067**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = E.

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 on 0131 226 2641.

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