

## LICENSED PREMISES

- > HIGH LEVELS OF PASSING VEHICULAR TRAFFIC
- > FORMER ESPIONAGE NIGHT CLUB
- > PROMINENT HIGH STREET LOCATION
- > 3AM TRADING LICENCE
- > RENTAL: £60,000 PER ANNUM



TO LET

**120 UNION STREET, ABERDEEN, AB10 1JJ**

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## LOCATION

The subjects are situated on Union Street, Aberdeen's principle commercial thoroughfare. The unit is well placed to benefit from local clientele alongside a high student population provided by Robert Gordons University and Aberdeen University.

The premises is nearby the Triunity Centre which is home to a number of prominent occupiers and also provides car parking facilities.

## TRADE SPACE & FACILITIES

The subjects are arranged over 2 floors on Aberdeen's prominent location of Union Street and has the benefit of a 3am trading licence.

## RENTAL

Offers in excess of £60,000 per annum are invited for the property.

## RATING

The subjects are entered in the current Valuation Roll with a rateable value of £85,000

## VAT

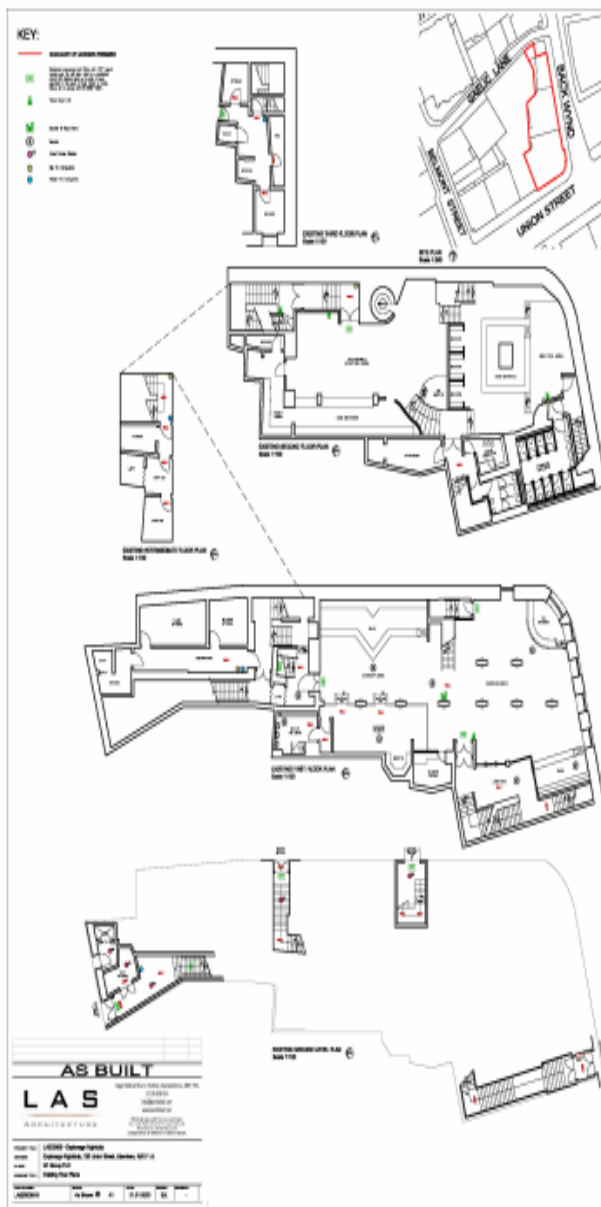
Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

## RENT INFORMATION

<b>Annual rent</b>	<b>£60000 per annum</b>		
<b>Weekly rent</b>	<b>£1150.68 per week fixed</b>		
<b>Rateable Value</b>	<b>£120</b>	<b>Legal</b>	<b>£600</b>
<b>Deposit</b>	<b>£20000</b>	<b>Stocktaking fees</b>	<b>£120</b>
<b>Fixtures &amp; fittings</b>	-	<b>Working capital</b>	<b>£50000</b>
<b>Other costs</b>	-	<b>Total entry costs</b>	<b>£70720</b>



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## TRADESPACE & FACILITIES

Function room:  Nightclub:

City centre:  High Street:

Late license:  Accommodation:

Music venue:  Bar Snacks:

## BUSINESS INFORMATION

Total entry costs:

£70720

Annual rent:

£60000

Agreement:

available on a 3/5 year assignable lease, longer if required.

For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors: 31 Byres Road, Glasgow, G11 5RD

Gary Louttit MRICS, APAEWE [g.louttit@shepherd.co.uk](mailto:g.louttit@shepherd.co.uk) 07809 492 562 [www.shepherd.co.uk](http://www.shepherd.co.uk)

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