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## RETAIL PREMISES

- > SIZE – 383.13 SQM (4,124 SQFT)
- > RENTAL - £25,000 PER ANNUM
- > PRICE - £275,000
- > CITY CENTRE LOCATION
- > LIFT ACCESS TO ACCOMMODATION



TO LET/ FOR SALE

**1<sup>ST</sup> & 2<sup>ND</sup> FLOOR, 125 UNION STREET, ABERDEEN, AB11 6BH**

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## City Centre Premises To Let / For Sale

### LOCATION

The subjects are situated on the south side of Union Street, within the prime section of the street between the junctions of Bridge Street and Market Street. Union Street is the main commercial thoroughfare of Aberdeen City, with surrounding occupiers including McDonalds, Taco Bell, Primark and JD Sports.

In the coming years extensive redevelopment of this portion of Union Street is planned, with projects such as those ongoing at The Market and Union Terrace Gardens set to enhance the footfall within the city.

### DESCRIPTION

The subjects comprise a first and second floor retail unit occupying a traditional granite and slate building. The premises features a shop frontage on Union Street, with pedestrian access from ground floor level. Upon entry a stairway leads to the first floor sales area, or lift access is also available across the unit.

Internally, the first floor provides open plan retail space finished to a modern standard, with a separate area partitioned for use as changing rooms. The second floor provides further accommodation fit for storage purposes, as well as staff room facilities. The unit would be suitable to continue use for retail purposes, or subject to planning, could also be a prime leisure opportunity.

Heating to the unit is by way of electric heaters, with air conditioning units fitted to the first floor ceiling. W.C facilities are located on the second floor.



**ACCOMMODATION**

The following floor areas have been calculated on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition)

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
First Floor	205.60	2,213
Second Floor	177.53	1,911
<b>TOTAL</b>	<b>383.13</b>	<b>4,124</b>

**PRICE**

£275,000 is sought for our clients heritable interest in the property.

**RENT**

£25,000 Per Annum

**LEASE TERMS**

The subjects are available on the basis of a new Full Repairing and Insuring Lease of negotiable duration

**RATEABLE VALUE**

The subjects are currently entered into the Valuation Roll with a rateable value of £35,250.

**ENERGY PERFORMANCE CERTIFICATE**

The subjects have an EPC Rating of F.

Further information and a recommendation report is available to seriously interested parties on request

**VAT**

All figures quoted are exclusive of VAT at the prevailing rate

**LEGAL COSTS**

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT and Registration Dues.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
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