

IMMEDIATE ENTRY AVAILABLE

CHAPEL STREET

13-15 CHAPEL STREET, ABERDEEN



## 4 WEST END RETAIL UNITS

SMALL BUSINESS RATES RELIEF APPLICABLE TO EACH RETAIL UNIT

430 SQ. FT. – 2,231 SQ. FT.



KNIGHT PROPERTY GROUP

# 4 MODERN RETAIL UNITS IN THE WEST END OF ABERDEEN

**FLEXIBLE UNIT SIZES FROM  
430 SQ.FT. – 2,231 SQ.FT.  
IMMEDIATE ENTRY AVAILABLE**

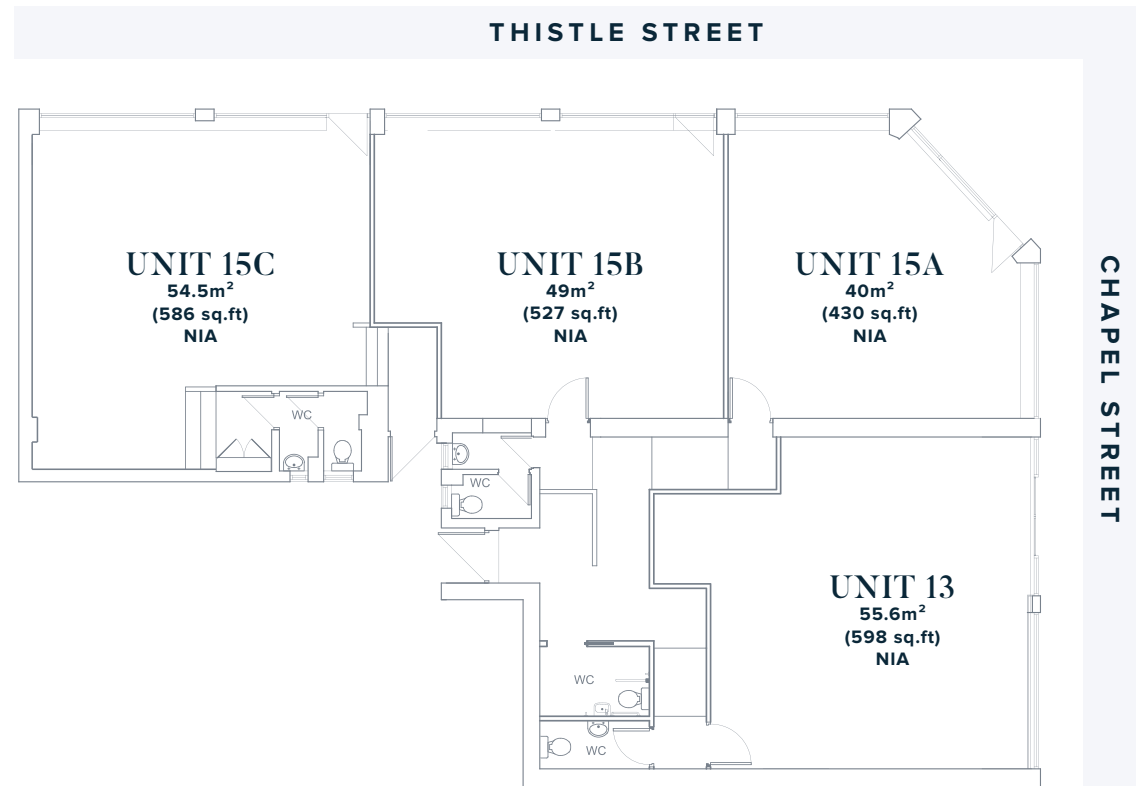
## LOCATION

The units are located on Chapel Street and Thistle Street within the popular West End, retail, restaurant and office area of Aberdeen City Centre.

The subjects are in close proximity to the Grade A offices, The Capitol and The Silver Fin where occupiers include Price Waterhouse Coopers, Dentons, Chrysaor, Verus Petroleum, Barclays and Grant Thornton and with the IQ and Union Plaza office buildings providing 3,500 office workers within the West End of Aberdeen. Other neighbouring occupiers include BlueSky Business Space, Tiger Lily Clothing, Pure Man, Foodstory, Bellino Shoes, Hamish Munro and Grape & Grain. Located close to Aberdeen's main commercial thoroughfare Union Street where nearby occupiers include Pizza Express, Greggs, Sainsbury's Local, Café Nero and Starbucks. Chapel Street multi storey car park is also located in close proximity providing 500 car parking spaces as is a Holiday Inn Express hotel.

**SMALL BUSINESS RATES RELIEF APPLICABLE TO EACH RETAIL UNIT**

## INDICATIVE LAYOUT PLAN



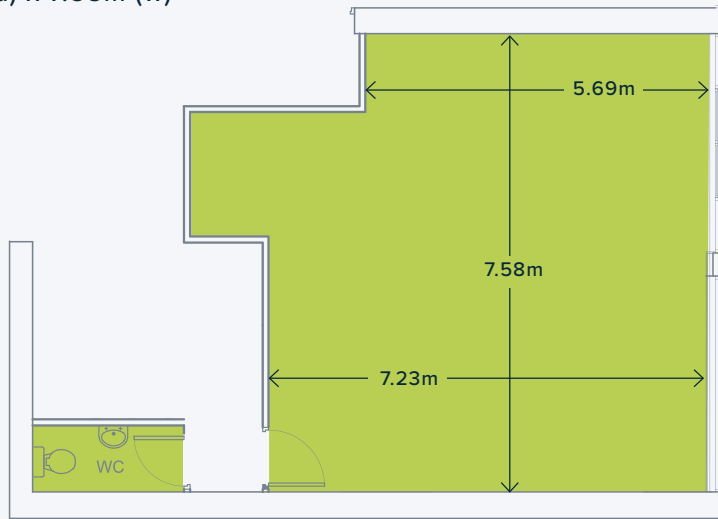
## SURROUNDING OCCUPIERS



## UNIT 13

Total Size: 55.6m<sup>2</sup> (598 sq.ft) NIA

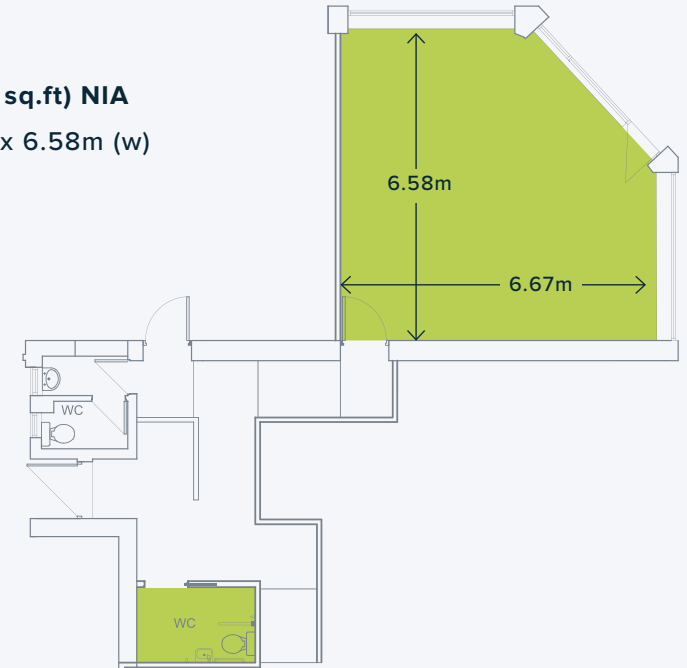
Floor plan: 7.23m (d) x 7.58m (w)



## UNIT 15A

Total Size: 40m<sup>2</sup>(430 sq.ft) NIA

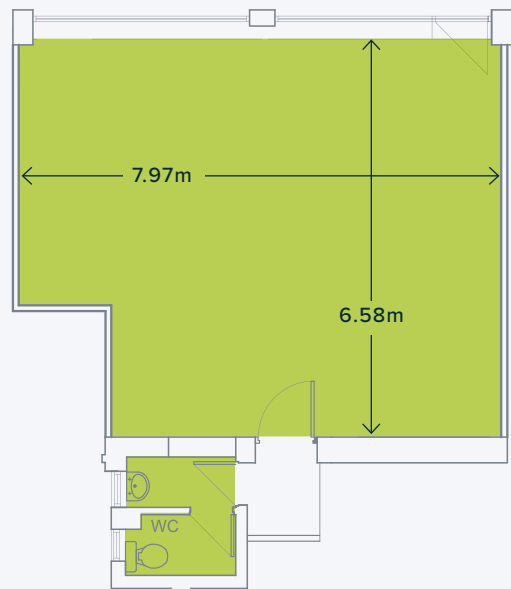
Floor plan: 6.67m (d) x 6.58m (w)



## UNIT 15B

Total Size: 49m<sup>2</sup> (527 sq.ft) NIA

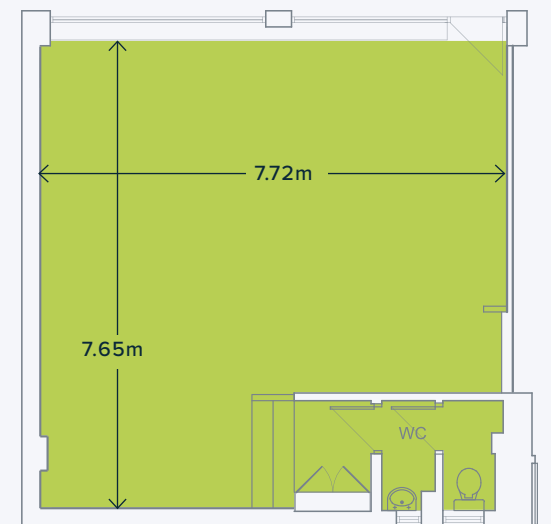
Floor plan: 6.58m (d) x 7.97m (w)

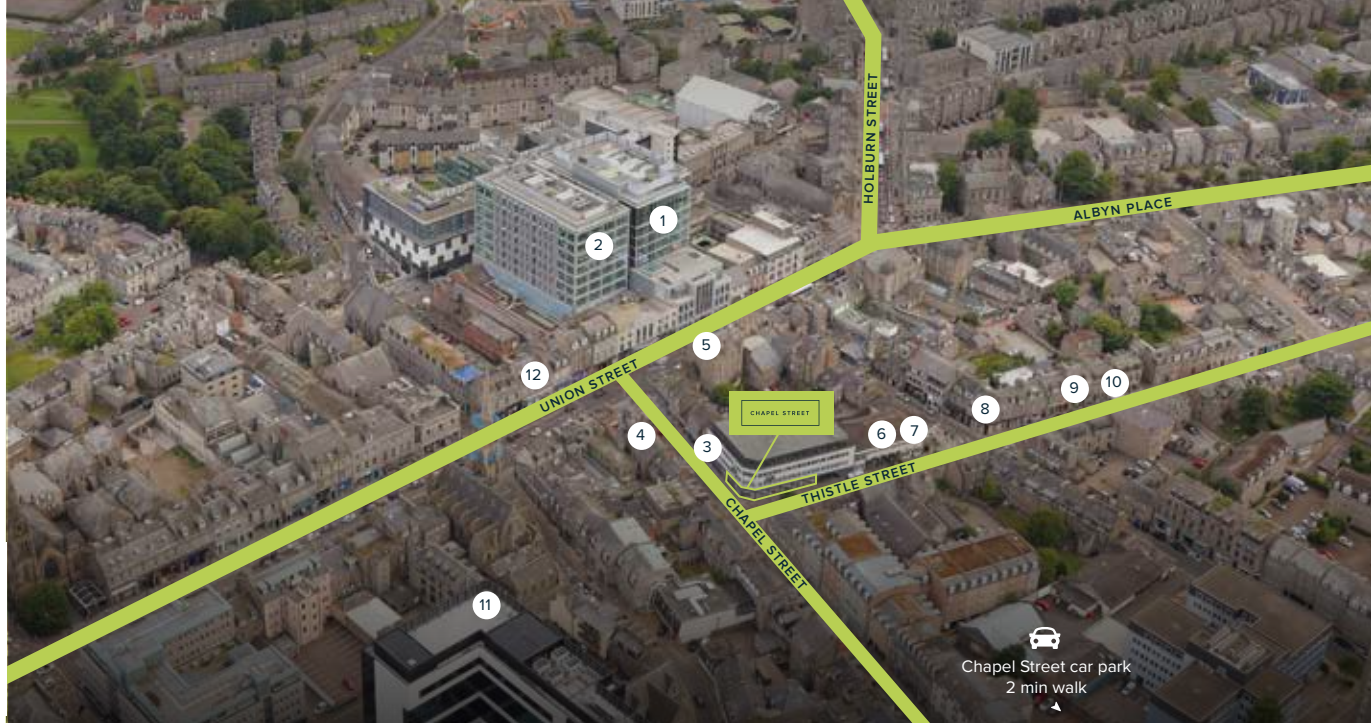


## UNIT 15C

Total Size: 54.5m<sup>2</sup> (586 sq.ft) NIA

Floor plan: 7.65m (d) x 7.72m (w)





#### SURROUNDING OCCUPIERS

1. Silver Fin
2. The Capitol
3. Bluesky Business Space

4. Tiger Lily
5. Sirene
6. Foodstory

7. Bellino Shoes
8. Hamish Munro
9. Grape & Grain

10. Almondine
11. Union Plaza
12. Pure Man

#### LEASE TERMS

The accommodation is available To Let on full repairing and insuring terms for a period to be agreed.

#### LEGAL COSTS

The ingoing tenant will be responsible for their legal expenses, together with LBTT and Registration Dues.

#### Rateable Value

The property will require to be re-assessed upon occupation and would anticipate small business rates relief being available to occupiers.

#### RENT

On application.

#### VAT

Any rents quoted are exclusive of VAT which may be applicable.

#### EPC RATING

The property currently holds an Energy Performance Certificate rating of D53. A copy of the EPC and findings report is available from the letting agent.

#### CONTACT

To discuss how Knight Property Group can accommodate you, please contact our letting agent.



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