

HUNTLY STREET

ABERDEEN AB10 1TH

OVERVIEW

A unique investment opportunity has arisen to acquire a fully-let, substantial mixed-use granite building in the heart of Aberdeen. Located on a charming cobbled street within a stone's throw of Union Street, Aberdeen's main commercial thoroughfare, the retail on the ground and lower floors are let to a locally renowned Japanese restaurant and a successful local hairdresser. The first floor of the building contains a three bedroom executive apartment in excellent condition. The second and third floors contain two separate office suites. The building also benefits from ample secure parking with thirteen spaces accessible from the rear of the building via Union Wynd.

Aberdeen remains one of the UK's more successful and productive city economies, which continues to develop as a centre for energy industry expertise. With Aberdeen's reputation as the "The Oil Capital of Europe", this opportunity offers an investor a long-term foothold in the market.

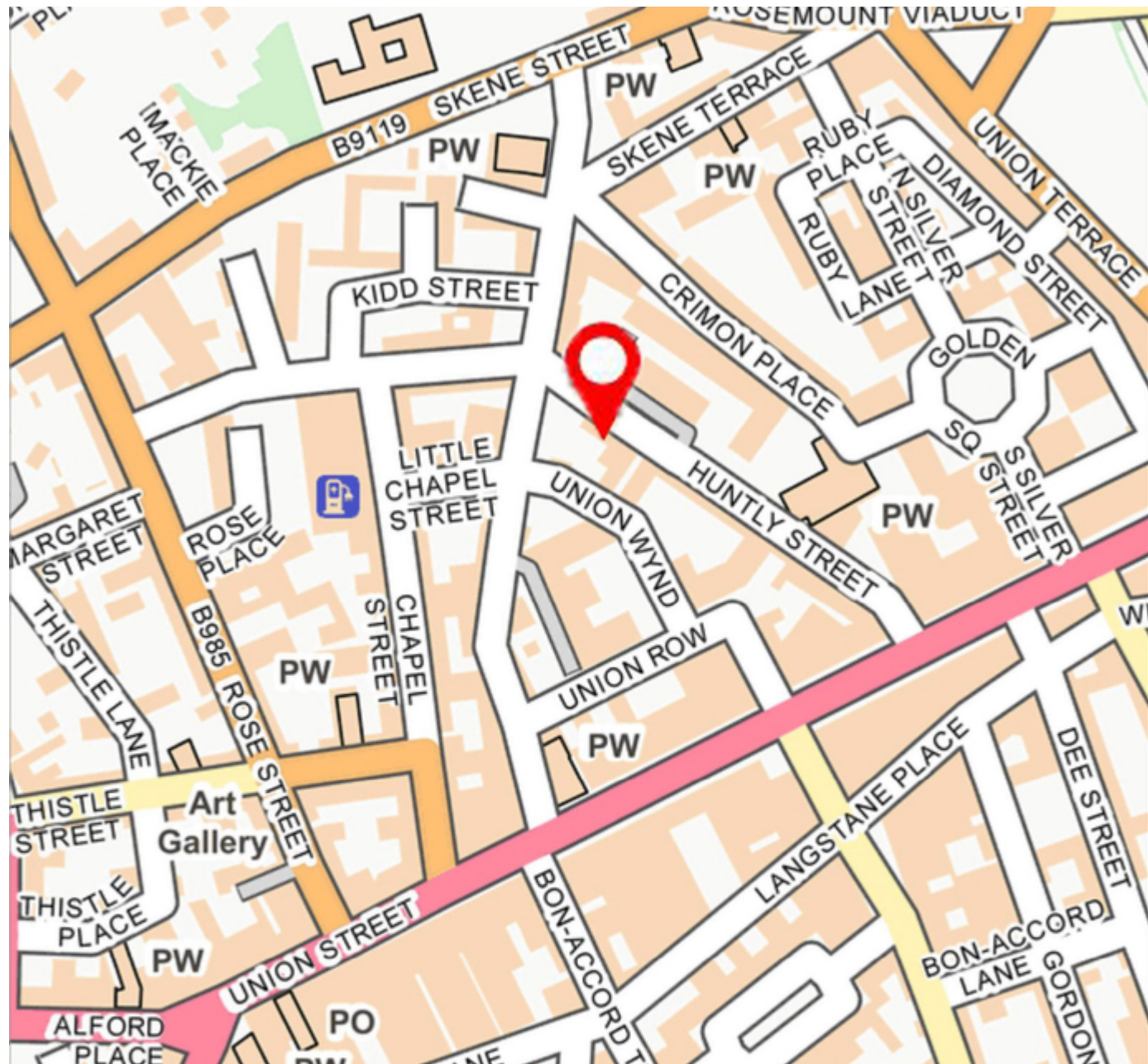


LOCATION

HUNTLY STREET AB10

51-53 Huntly Street is situated in the heart of the city centre close to Union Street, Aberdeen's traditional retail pitch. The property's location benefits from numerous bus services serving the city centre and Aberdeen's main railway and bus station are just a short walk away. The subjects are well placed for a wide range of amenities that include cafes, shops, restaurants, bars and a number of quality hotels.

Occupiers in the vicinity include Xodus, Dana Petroleum, The Oil & Gas Authority, Millstream and Fifth Ring



Approx Gross Internal Area 7463 Sq Ft - 693.34 Sq M

(Including Restricted Height Area)

Approx Gross Internal Area 7415 Sq Ft - 688.88 Sq M

(Excluding Restricted Height Area)

Illustration Purposes Only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only, is not to scale and should be used as such by any prospective purchaser.



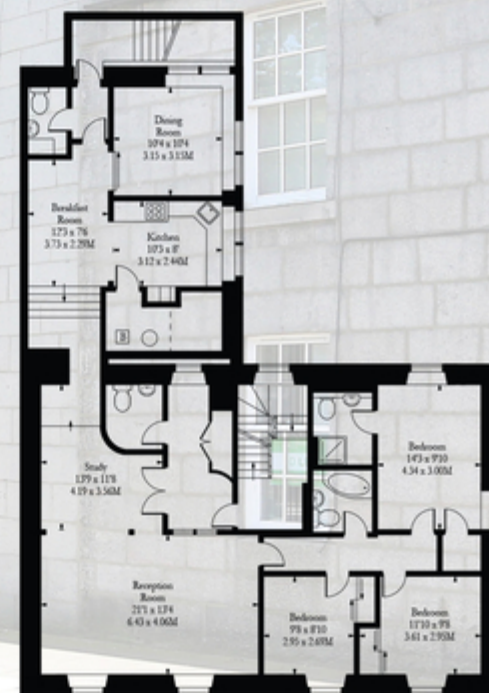
Second Floor



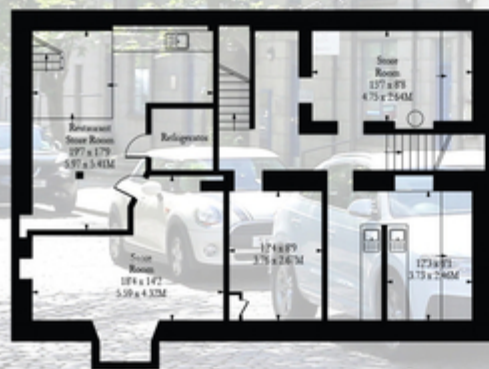
Third Floor



Ground Floor



First Floor



Basement

HUNTLY STREET - ABERDEEN AB10

RESTAURANT

- Yorokobi by CJ are a locally renowned and very popular Japanese restaurant trading since 2009.
- Current rent of £22,000 per annum exclusive of VAT (Including one parking space)
- Lease expiring February 2025
- Rent review February 2020
- 1,728 sq ft (160.53 sq m)
- Full Repairing and Insuring Lease
- Energy Performance rating of G



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HAIRDRESSER

- Fletts hair salon has been recently refurbished and is privately owned
- Current rent £12,500 per annum + VAT (Including two parking spaces)
- Lease expiring November 2026
- Rent reviews November 2019/2022/2025
- 1,072 sq ft (99.59 sq m)
- Full Repairing and Insuring Lease
- Mutual break option November 2021
- Energy Performance rating of D

Approx Gross Internal Area
1072 Sq Ft - 99.59 Sq M
(Folded area excluded)



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FIRST FLOOR APARTMENT



- Executive three bedroom apartment
- Previously let for £16,800 per annum to Exxon Mobil Executive for 3 years. Vacated in October 2019.
- Currently on the rental market for £18,000 per annum
- 1,725 sq ft (160.25 sq m)
- Energy Performance rating of D

Approx Gross Internal Area
1725 Sq Ft - 160.25 Sq M
(Including Reserved Height Area)
1705 Sq Ft - 158.39 Sq M
(Faired area excluded)

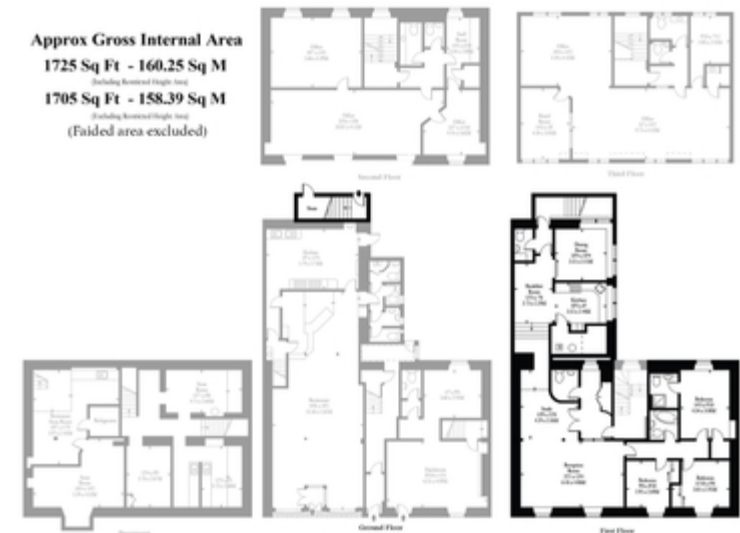


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SECOND FLOOR OFFICE SUITE

HUNTLY STREET AB10

- Findlay Brown Limited emerged from the long established partnership of Garden & Marshall in August 2010. Registered with the ACCA, as Chartered Certified Accountants, they provide a full range of services to a wide and diverse portfolio of businesses.
- Current rent of £13,320 per annum exclusive of VAT (Including three parking spaces)
- Lease expiring May 2020
- 1,090 sq ft (101.26 sq m)
- Full Repairing and Insurance Lease
- Energy Performance rating of D



Approx Gross Internal Area
1090 Sq Ft - 101.26 Sq M
(Folded area excluded)



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THIRD FLOOR OFFICE SUITE



- Zenith Resources are leading providers of temporary, permanent and contract staff to the Oil & Gas industry since 2012.
- Current rent of £11,000 per annum exclusive of VAT (Including two parking spaces)
- Lease expiring October 2022
- 1,147 sq ft (106.55 sq m)
- Internal Repairing and Insuring Lease
- Energy Performance rating of E

Approx Gross Internal Area
1147 Sq Ft - 106.55 Sq M
(Including Reserved Height Area)
1126 Sq Ft - 104.60 Sq M
(Including Reserved Height Area)
(Faired area excluded)



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PARKING

Approx Gross Internal Area 7463 Sq Ft - 693.34 Sq M
 (Including Basement Right Hand)
 Approx Gross Internal Area 7415 Sq Ft - 688.88 Sq M
 (Including Basement Right Hand)



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- **SECURE GATED PARKING FOR UP TO THIRTEEN CARS**
- **FOUR SPACES CURRENTLY LET TO GAVIN BAIN & COMPANY, A LONG-ESTABLISHED FIRM OF SOLICITORS AND ESTATE AGENTS SERVING THE ABERDEEN CITY & ABERDEENSHIRE AREAS**

TENANCY SCHEDULE

Tenant	Address	Area Sq. Ft. (G.I.A)	Rent p/a	Lease Expiry (Break Option)	Comments
Yorokobi By CJ	51 Huntly Street	1,728	£22,000	15/02/2025	FRI Lease. Rent review due on 15/02/2020
Currently Vacant First Floor Flat	First Floor, 53 Huntly Street	1,705	Currently Vacant		Executive 3 bedroom apartment. Previously let for £16,800 p/a to Exxon Mobil Executive for 3 years. Vacated in October 2019. Marketed for £18,000 p/a
Findlay Brown Ltd	Second Floor, 53 Huntly Street	1,090	£13,230	04/05/2020	FRI Lease. 3 Car parking spaces.
Zenith Resources Aberdeen Ltd	Third Floor, 53 Huntly Street	1,126	£11,000	18/10/2020	Internal Repairing and Insuring lease. 2 Car parking spaces.
Fletts Hair Salon	53a Huntly Street	1,072	£12,500	13/11/2026	FRI Lease subject to Schedule of Condition. Rent review in November 2019/2022/2025. Mutual break option November 2021.
Gavin Bain & Company	Rear Car Park, 53 Huntly Street	N/A	£7,000	10/10/2020	Licence to Occupy 4 Spaces.
Total		6,721	£65,730		

HUNTLY STREET ABERDEEN

Tenure

Heritable interest (Scottish Equivalent to English Freehold).

Energy Performance Certificate

Full EPC's are available upon request.

Asset Management Opportunities

Opportunity to re-gear / extend leases with sitting tenants in order to secure a longer-term income.

Asking Price

Offers over £925,000 exclusive of VAT

VAT

The property is elected for VAT purposes. However it is anticipated that the sale will be dealt with as a transfer of Going Concern (TOGC) and therefore no VAT will be payable on the purchase price.

Legal Costs

Each party will be responsible for their own legal costs in relation to the transaction.



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