

## LANDMARK PREMISES

- > PROMINENT LOCATION IN HEART OF CITY CENTRE
- > WIDE RANGE OF COMMERCIAL USES NEARBY
- > SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING
- > AVAILABLE IN WHOLE OR PART
- > OPEN PLAN FLOOR PLATES

TO LET

**1 UNION TERRACE, ABERDEEN, AB10 1NJ**

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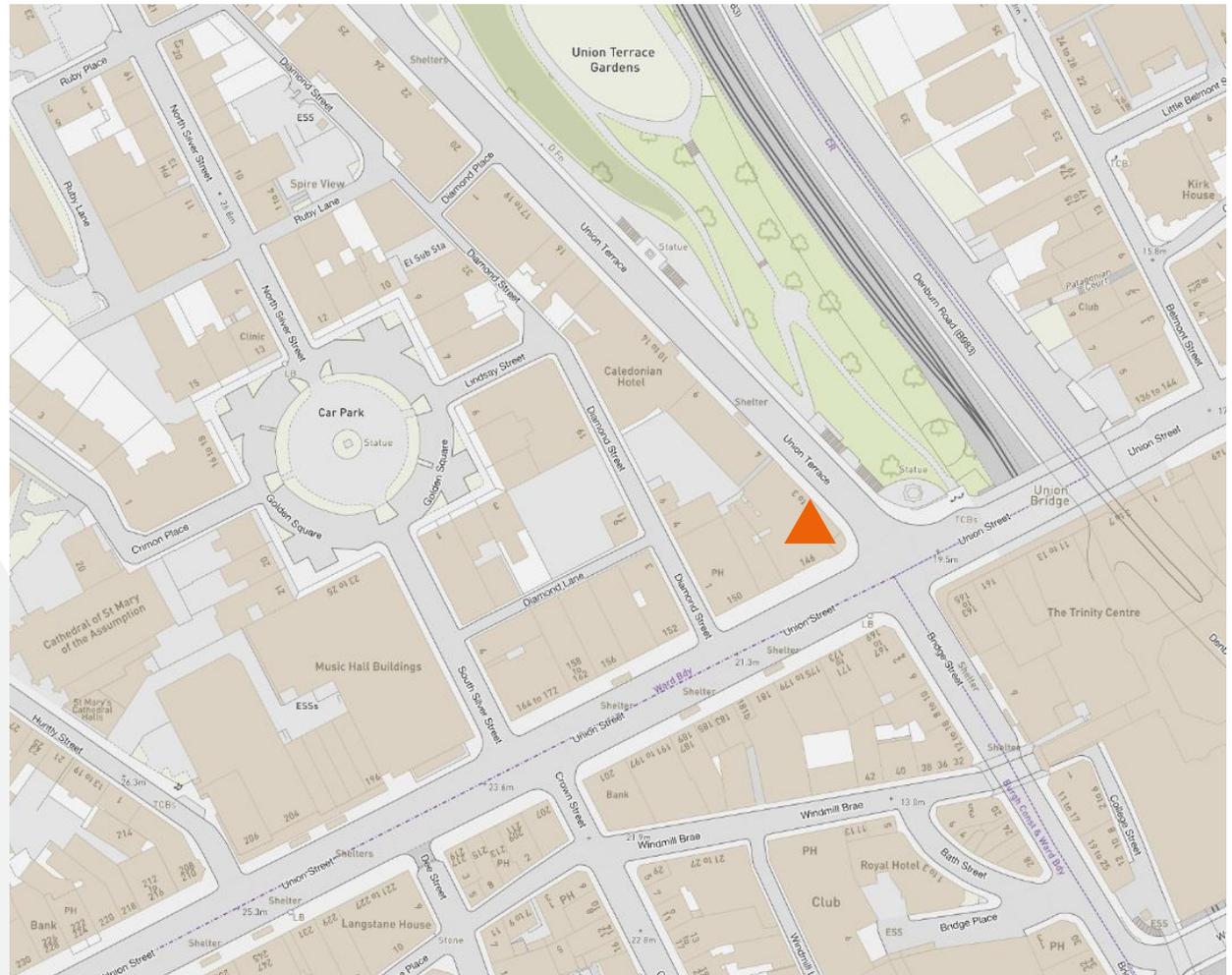
## Prominent Landmark Premises Within City Centre Location Overlooking Union Terrace Gardens

### LOCATION

The subjects are located within the heart of the city centre on the north side of Union Street at its junction with Union Terrace. The property forms a substantial corner location with good visibility and prominence benefiting from a substantial frontage to both Union Street and Union Terrace. The property is a well known iconic building within the city centre with a wide range of uses all being present to include retail, restaurant, public house, office and residential. In addition, the premises are well placed for local attractions such as the Music Hall, HMT Theatre and Aberdeen Art Gallery. The Central Library and Robert Gordons School are also nearby

The area is further enhanced with the redevelopment of Union Terrace Gardens where further commercial and leisure space is currently being constructed.

The central location also enables easy access to all car parks within the City Centre along with all bus routes and access to the City's main Bus and Train Stations.



**DESCRIPTION**

The subjects comprise a substantial and high profile, Category A listed corner terraced property dating to approximately 1836. The building has a curved corner with iconic columns and the frontage benefits from ornate stonework. The premises were sympathetically redeveloped to create a bar/restaurant at ground and basement level with 3 floors of generally open plan accommodation above. As part of this development a new extension of steel frame construction clad in aluminium and double glazed curtain walling was created.

Access is taken from Union Terrace with a lift installed to access the upper levels. Male and Female w.c. facilities are located throughout the building.

Internally, the available accommodation benefits from a modern specification to include:

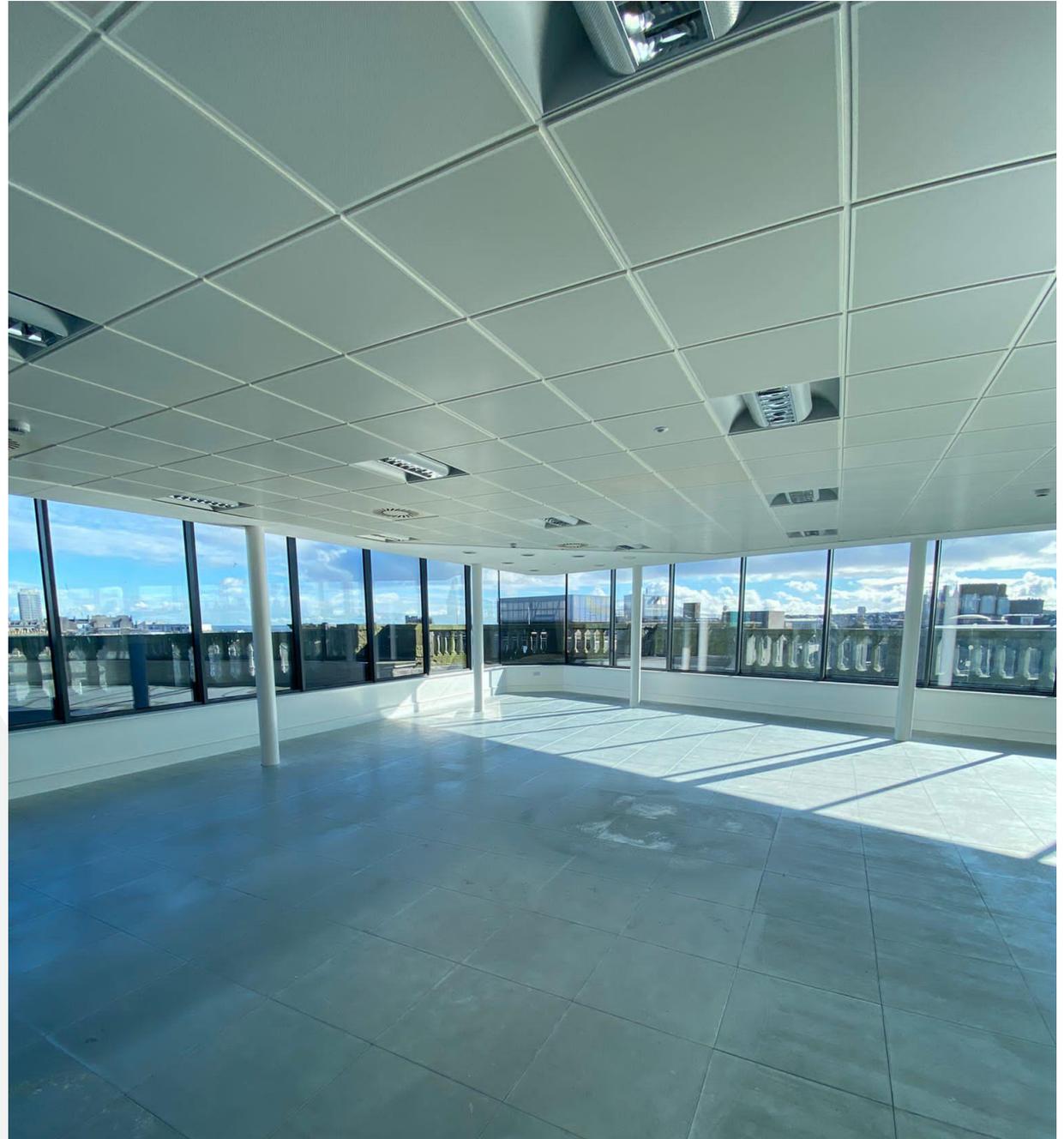
- > Raised access flooring
- > Suspended Ceiling with modern strip lighting and heating and cooling system
- > Extensive glazing throughout
- > Upper floor balcony with views over Union Terrace Gardens

**ACCOMMODATION**

The subjects provide the following accommodation:-

	<b>M<sup>2</sup></b>	<b>ft<sup>2</sup></b>
First Floor	354.16	3,812
Second Floor	323.87	3,486
Attic	311.61	3,354
<b>Total</b>	<b>989.64</b>	<b>10,652</b>

The above areas have been calculated on a Net Internal Floor Area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.



## RENTAL

Upon Application.

## LEASE TERMS

The accommodation is available on the basis of a New Full Repairing and Insuring Lease of negotiable duration.

## PRICE

A sale of the premises may be considered with offers invited.

## RATING

The subjects are currently entered into the Valuation Roll as follows:

Area	Rateable Value
First Floor	£67,000
Second Floor	£61,000
3 <sup>rd</sup> Floor	£58,500

Rates Relief may potentially be available to qualifying tenants through either small business or fresh start rates relief with further information available upon request.

An ingoing occupier will have the opportunity to appeal these rateable values.

## USE

The premises lend themselves to commercial uses to include licenced and leisure uses.

An ingoing occupier would have to satisfy themselves in respect of the permitted use of the building prior to occupation.

## ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of F. Further information and a recommendation report are available to seriously interested parties upon request

## VAT

All rents, prices, premiums etc are quoted exclusive of VAT.

## ENTRY

Immediate entry is available

## LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration dues, etc.



**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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