

# Lease for Sale

81 Union Street, Aberdeen , AB11 6BD

Incentives Available

For further information  
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## Description

Aberdeen is a thriving, cosmopolitan city, located in the North East of Scotland with over 700,000 people living within the principle catchment. Over 1 million tourists visit Aberdeen each year and the City has become Scotland's fastest growing business tourism destination. The City outperforms the UK average in both income per household and employment rates and has one of the highest business start-up rates in the UK, second only to London. Aberdeen is Scotland's wealthiest city with residents having the second highest disposable income outside London.

The premises are located on the prime stretch of Union Street at its Eastern end close to the corner of Market Street and opposite St Nicholas Street and the entrance to the St Nicholas Centre. Occupiers in the immediate vicinity include Cafe Nero, Hotter Shoes and Ecco.

## Accommodation

The premises are arranged over ground, basement and sub-basement floors providing the following approximate dimensions and net internal floor areas:

Net Frontage	4.52 m	14/8 ft
Gross Frontage	5.05 m	16/5 ft
Ground Floor	45.33 sq m	488 sq ft
Basement	8.80 sq m	94 sq ft
Sub Basement	13.4 sq m	144 sq ft

## Tenure

The premises are held on a 25 year lease from 31 May 2002 with a lease expiry on 30 May 2027, subject to 5 yearly rent reviews with the next review due on 13 May 2017.

## Rent

Passing rent of **£65,000** per annum.

## Business rates

Rateable Value (2017/18): £42,500

Rates Payable (2017/18): £19,805

Interested parties should make their own enquiries with the Local Authority to verify this information.

## Legal costs

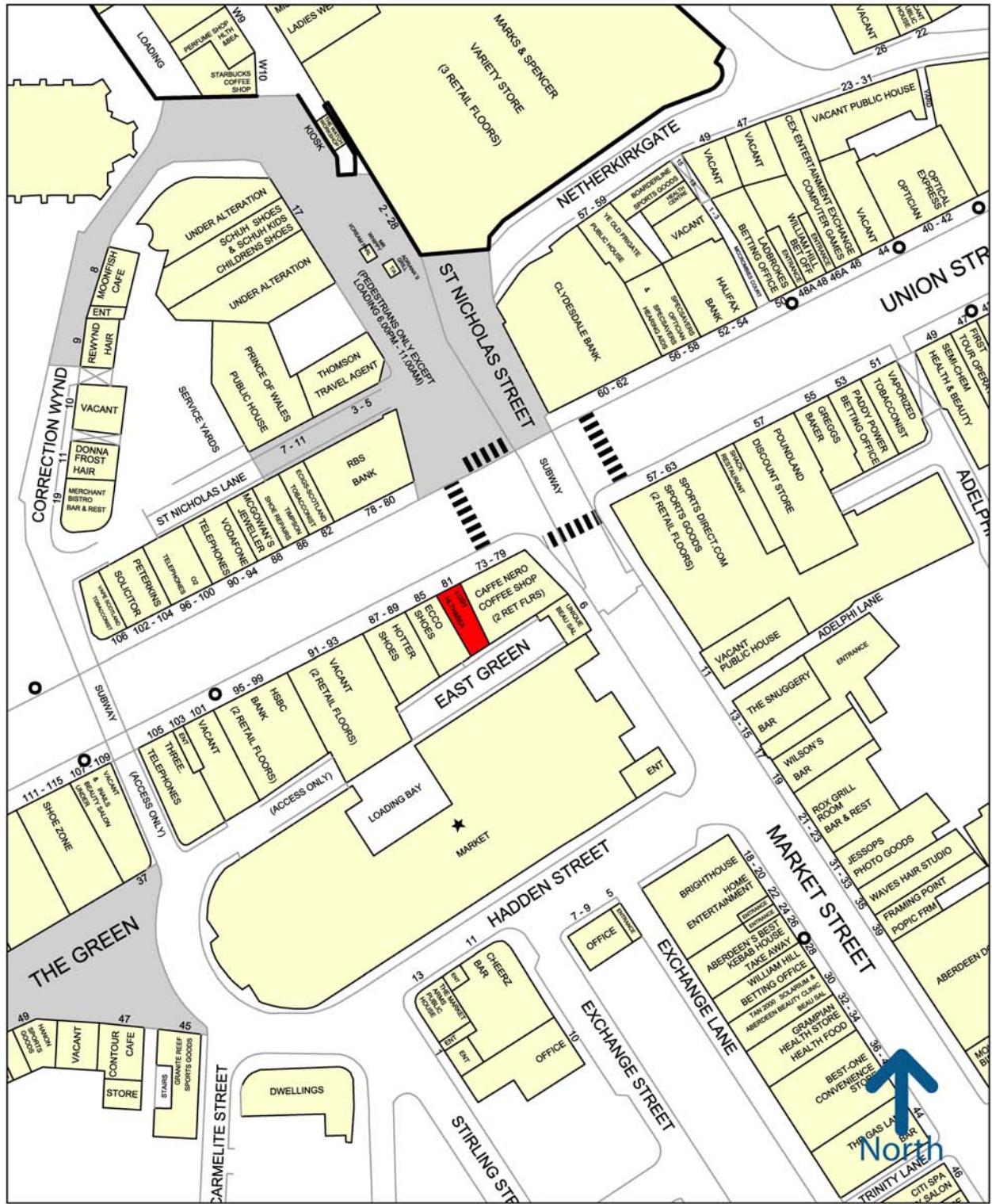
Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC

A full energy performance certificate is available on request.

## VAT

VAT if applicable will be charged at the standard rate.



Experian Goad Plan Created: 14/02/2017

50 metres



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