

Lease for sale

81 Union Street, Aberdeen, AB11 6BD

Incentives Available

For further information please

James Burt

T: 020 7911 2268

E: james.burt@avisonyoung.com

Peter Harding

T: 0141 305 6314

E: peter.harding@avisonyoung.com



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 is due in 2022.

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.

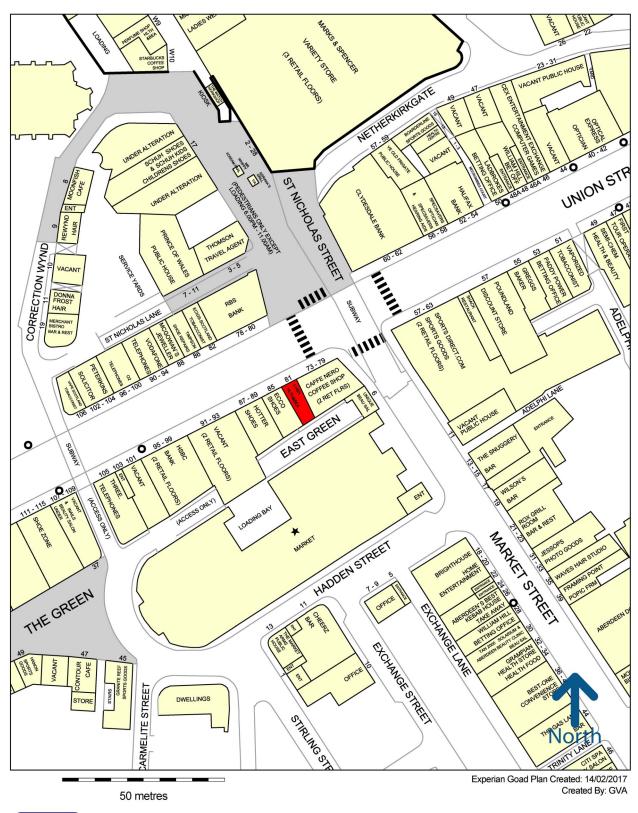
EPC

A full energy performance certificate is available on request.

VAT

VAT if applicable will be charged at the standard rate.

08449 02 03 04 avisonyoung.co.uk/6567



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services: w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Avison Young 22 Ganton Street, London W1F 7FD

- Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

 (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.

 (2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or

3 March 2020 File number: 02B115169

- representations of fact but satisfy themselves of their correctness by inspection or otherwise. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. All prices quoted are exclusive of VAI. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.