

TO LET

1 SHIPROW
ABERDEEN
AB11 5BY

LEISURE OPPORTUNITY
685.89 sq m (7,383 sq ft)



LOCATION

The subjects are located on the west side of Shiprow close to its junction with Exchequer Row and approximately 50m south of Union Street, the city's main commercial thoroughfare, and 250m east of Market Street. The subjects are well positioned for easy access as the city's bus and train stations are located only a short distance away and parking is available at the adjacent NCP car park.

Surrounding occupiers include a mix of office, retail and leisure use including Maersk FPSO, R2S and Clarksons Shipping in the adjacent City Wharf office development and Vue Cinema, Lane 7 Bowling, Pure Gym, Ibis, Miller & Carter, Brewdog, Fierce Beer, G Casino, Aberdeen Maritime Museum as well as Costa, Prezzo, All Bar One, Tony Macaroni, Mackies 19.2 Ice Cream Parlour and Residence Inn by Marriot in the nearby Marischal Square office and leisure development on Broad Street.

DESCRIPTION

The subjects comprise the ground and first floor of a 3 storey building in the south section of a purpose built leisure complex constructed in approximately 2001.

The lower ground floor has been recently fitted out as a bar with bowling alley with the northern section, which is arranged over 4 floors, housing the Vue Cinema.

USE

The subjects were previously operated as a bar, restaurant and nightclub and could be suitable for a variety of alternative uses, subject to obtaining the necessary consents.



ACCOMMODATION

Floor	sq m	sq ft
Ground Floor	413.97	4,456
First Floor	271.92	2,927
TOTAL	685.89	7,383

LEASE TERMS

The accommodation is available to lease on new Full Repairing and Insuring terms for a period to be agreed. Regular rent reviews will be incorporated for medium and long term leases.

RENT

£40,000 per annum, exclusive of VAT.

EPC

An EPC has been undertaken for this property and a copy is available upon request.



CONTACT US

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RATEABLE VALUE

The property is entered into the current Valuation Roll with the following Rateable Value: £50,000.

VAT

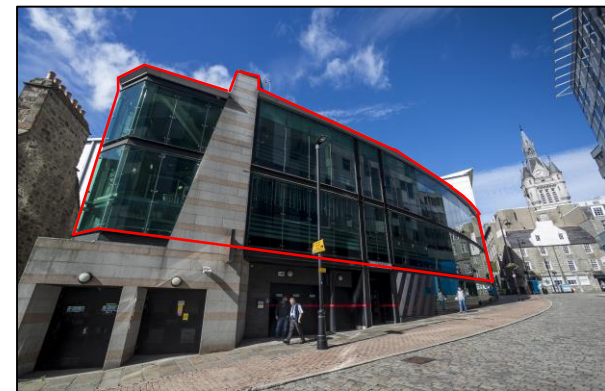
Unless otherwise stated, all figures, prices etc, are quoted exclusive of VAT.

FURTHER INFORMATION

To arrange a viewing or for further information, please contact the sole letting agents.

LEGAL COSTS

Each party will bear their own legal costs in relation to the transaction. The ingoing tenant will be responsible for any LBTT and Registration Dues, if applicable.



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