

TO LET

# PRIME RETAIL STORE ABERDEEN

3-9 Union Bridge, Union Street



## Key Highlights

- Located in the heart of Scotland's third largest city.
- Union Street forms the principle retailing thoroughfare in the city centre and is home to the likes of Size, All Saints, Molton Brown, Dr Martens, Lush and Goldsmiths.
- The Unit sits in a 100% prime position on the street, adjacent to Primark and the entrance to the Trinity Shopping Centre.
- The Trinity Centre itself is anchored by Debenhams and also forms a through route to both Union Square and Aberdeen's bus and railway stations.

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## Accommodation

The property extends to the following approximate floor areas:

Ground	6,807 sq ft	632.37 sq m
1st Floor	3,855 sq ft	358.13 sq m

The property can potentially be sub-divided into 2-3 separate retail units dependent on specific occupier requirements.

## Rent

On application.

## Tenure

The premises are available on a new 10 year FRI lease, incorporating a 5 yearly upward only rent review.

## Rates

The property is entered into the valuation role as follows:

Rateable Value:	£316,000
UBR (2018/19):	£0.506
Rates Payable:	£159,896 pa

(Interested parties are advised to make enquiries with the Local Authority.)

## Service Charge

The service charge for the current year is approximately £76,073 per annum.

## Legal Costs

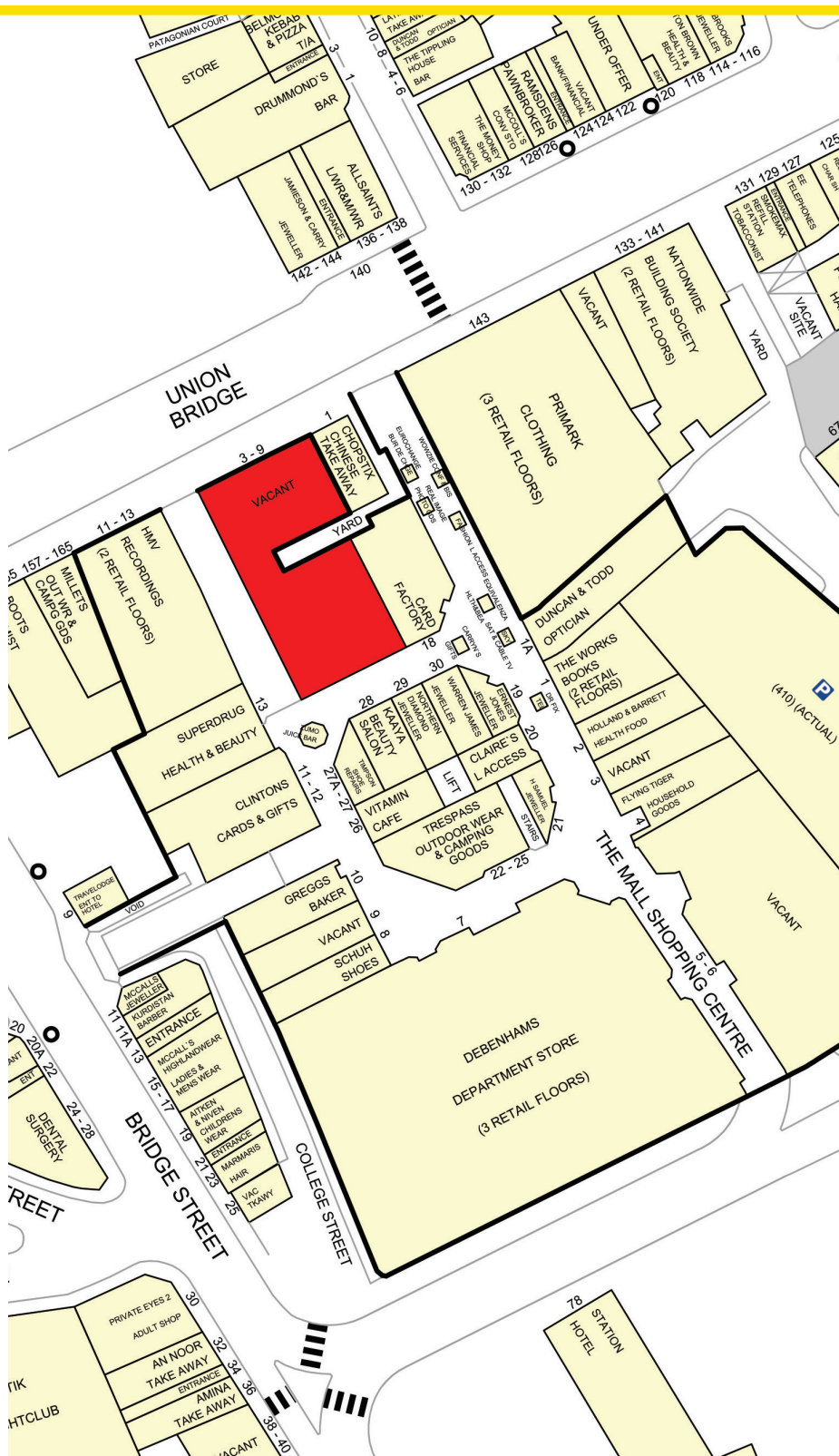
Each party to be responsible for their own legal and professional costs incurred in this transaction.

## EPC Rating

Full Energy Performance Certificate available on request.

## Further Information and Viewing

Further information is available upon request. Viewing is strictly by appointment with Savills.



## Contact

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