

TO LET

PROMINENT RETAIL UNIT

181a Union Street, Aberdeen, AB11 6BB



LOCATION

Aberdeen is Scotland's third largest city with a catchment in excess of 770,000 persons and a resident population of approximately 210,000 persons.

Aberdeen is Scotland's wealthiest city with residents having the second highest disposable income in the UK behind central London.

The subjects are located on the south side of Union Street, Aberdeen's principal high street retailing location, close to its junction with Bridge Street. Nearby occupiers include Game, Santander, Ann Summers, Caffè Nero, Paddy Power and KFC amongst others.

Description

The subjects comprise a ground floor retail unit within a 5 storey building with office uses on the upper floors.

Accommodation

| | | |
|----------------|-----------|-----------|
| Internal width | 22ft 9ins | 6.96m |
| Ground Floor | 2,603sqft | 241.83sqm |

Rental

The premises are available by way of a new FRI lease at a rental of £55,000 per annum (ex VAT).

Legal Costs

Each party shall be responsible for their own legal costs incurred in the transaction

Energy Performance Certificate

An EPC for the unit is available upon request.

Planning

We understand that the property currently benefits from Class 1 (Retail) consent.

Rating Liability

The unit requires to be re-assessed by the local Rating Authority.

Service Charge

There is an annual service charge applicable on the premises. For 2017/2018 the amount applicable was £2,500 (ex VAT).

Viewings

All viewings and further information is via the joint letting agents;



David Simmons

HSA Retail

Tel: 0141 548 8061

Email: david.simmons@hsaretail.com

Or

Derren McRae & Amy Tyler, CBRE – Tel: 01224 219 000

Subject to Contract

Date: March 2018

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50 metres

Experian Goad Plan Created: 26/09/2017
Created By: CBRE Limited



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