

TO LET

107/109 Union Street, Aberdeen



Location

Aberdeen is Scotland's third largest city with a population of 220,000 and a regional catchment in excess of 500,000 people. There are excellent road, rail and air connections, with Glasgow being 2.5 hours and Edinburgh 2 hours away by car. The unit is located on the prime section of Union Street with nearby occupiers including **Primark**, **Goldsmiths**, **HSBC**, **McDonald's** and **Caffè Nero**.

Description

The premises comprise a traditional granite building over basement, ground, first and second floors.

Accommodation

Net Frontage	7.15 m	(23'10")
Ground Floor	123 sq m	(1,324 sq ft)
Basement	100 sq m	(1,085 sq ft)
First Floor	122 sq m	(1,314 sq ft)
Second Floor	85 sq m	(922 sq ft)

Lease

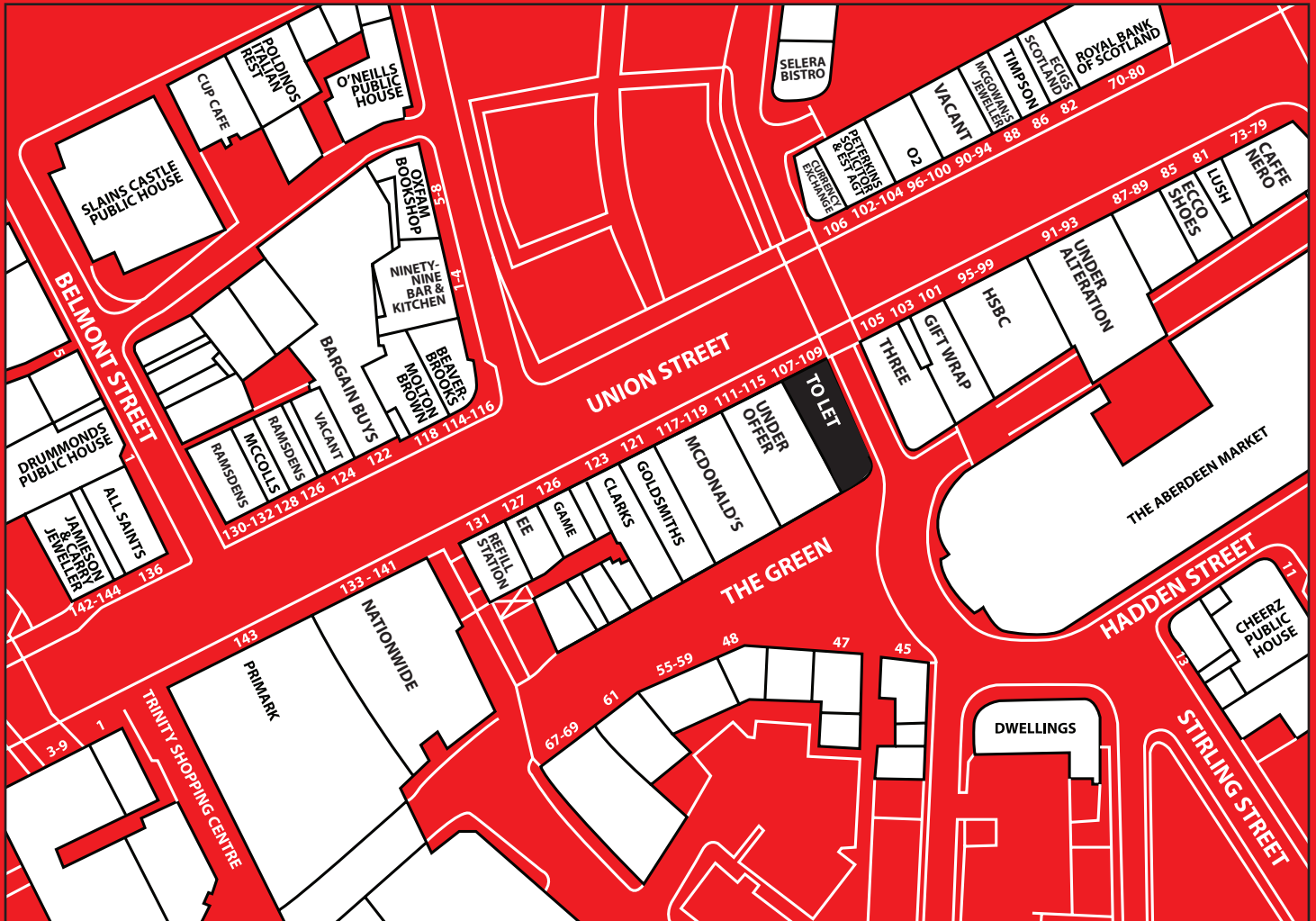
A new full repairing and insuring lease with 5 yearly rent reviews is available.

Rent

£65,000 per annum.

TO LET

PROMINENT RETAIL UNIT



Rates

The subjects are entered into the 2020/2021 valuation roll at £105,000. The rate poundage is £0.498 so rates payable £52,300. The rateable value is being appealed.

Planning

The premises benefit from Class 1 Retail and Class 3 Hot Food consent.

Legal Costs

Each party to bear their own legal costs, with the tenant being responsible for any stamp duty land tax.

EPC

Available on request.

Viewing & Further Information

Strictly via the sole letting agent:



Stephen Gunn
Gunn Property Consultants
stephen@gunnproperty.co.uk
0141 221 3500

IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. June 2021.