



Prominent Retail Unit To Let

231 Union Street, Aberdeen





Location

The subjects are located on Union Street, Aberdeen's main shopping thoroughfare, within a short distance of Union Square Shopping Centre and the city's principal railway station.

The surrounding area comprises a variety of traditional granite buildings, the ground floors of which are occupied by a variety of local and national traders. Adjacent occupiers include Cruise, Ladbrokes, Sainsbury's Local and Greggs.

Description

The subjects comprise a two storey property of granite construction providing retail accommodation over ground and basement levels. It is understood the upper floor is used for office accommodation.

Accommodation

The premises provide the following approximate dimensions and net internal floor areas:

Frontage	60 ft 8 ins	5.65m
Internal Width	57 ft 6 ins	5.35m
Depth	63 ft	19.14m
Ground Floor (Sales)	1,152 ft ²	107.01m ²
Ground Floor (Storage)	304 ft ²	28.20 m ²
Basement (Storage)	1,160 ft ²	107.78 m ²
Total	2,616 ft ²	242.99 m ²

Rent

The unit is available by way of a new Full Repairing and Insuring Lease at rental offers in excess of £40,000 per annum exclusive.

Legal Costs

Each party to bear their own legal costs incurred.

Planning

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

Rates

Rateable Value	£42,000	
UBR (2016/17)	£0.51	
Rates Payable (per annum)		£21,420

VAT

All rents, prices, premiums, etc, are quoted exclusive of VAT.

Energy Performance Certificate

An EPC for the unit is available upon request.

Viewings

All viewings and further information is available via the joint letting agents.

Douglas Hogg

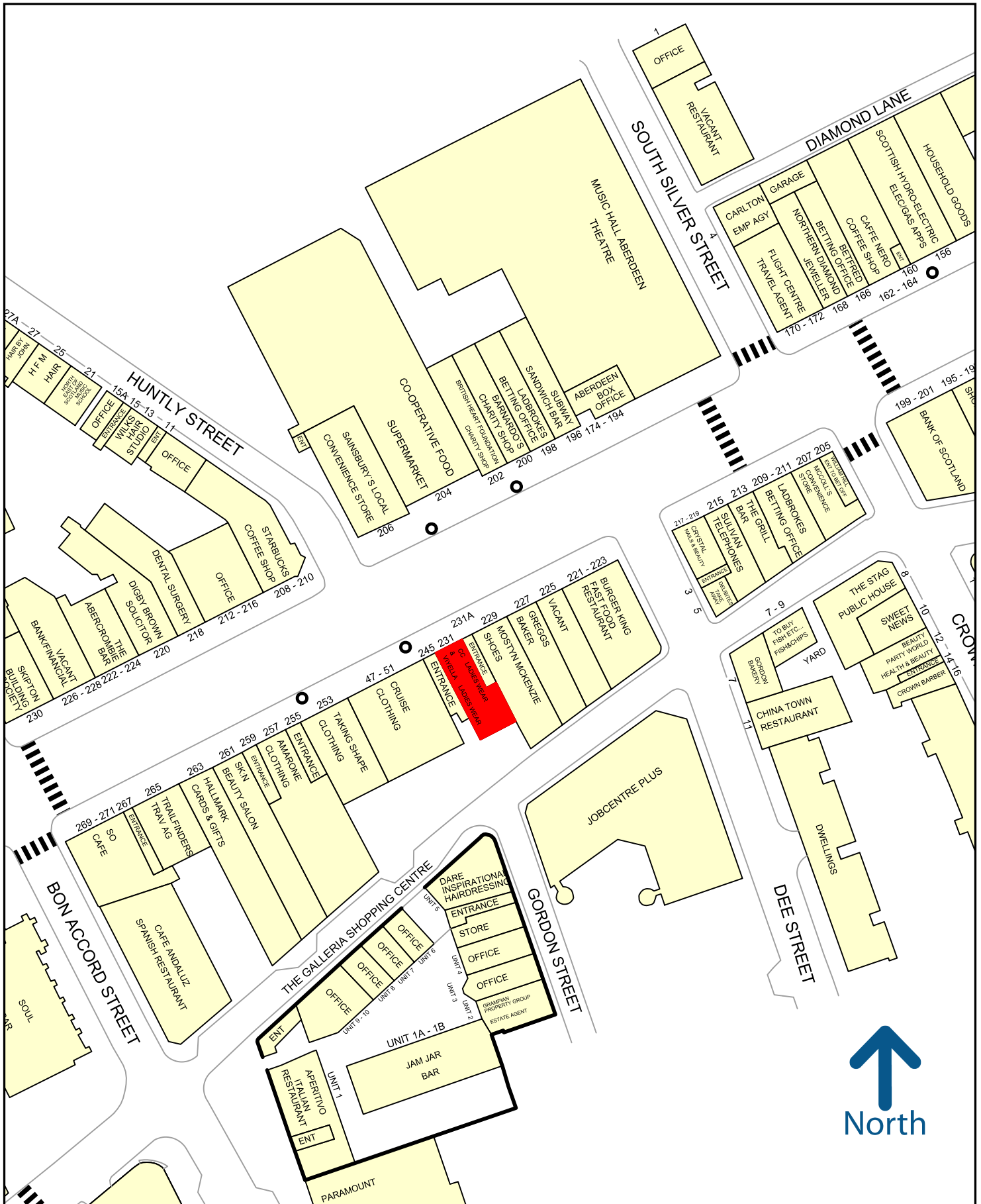
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Or alternatively with the joint letting agent

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