

TO LET

4/5 UNION TERRACE

ABERDEEN • AB10 1NJ



Prominent Ground Floor Unit Overlooking Union Terrace Gardens

- Open plan accommodation, suitable for traditional retail use and alternative uses (subject to planning)
 - Secure private car parking
 - Eligible for fresh start relief
 - 260.22 sq m (2,801 sq ft)
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LOCATION

The property is located on the west side of Union Terrace, close to its junction with Union Street, within the heart of Aberdeen City Centre.

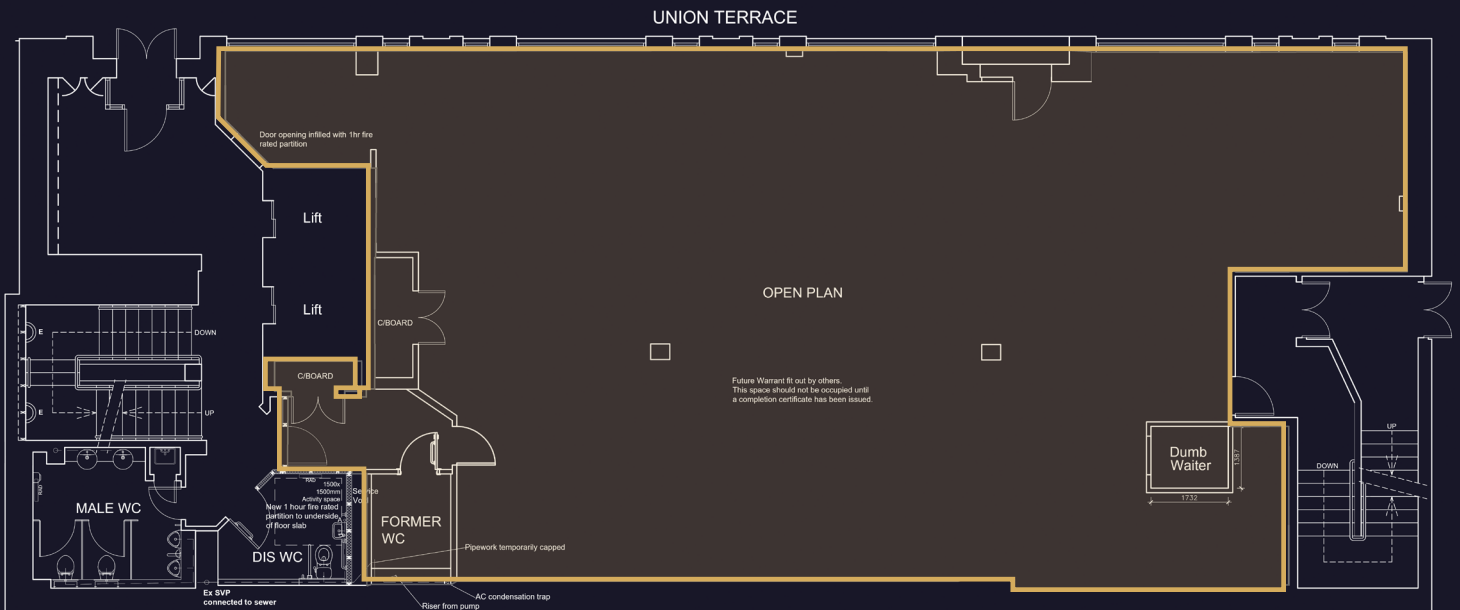
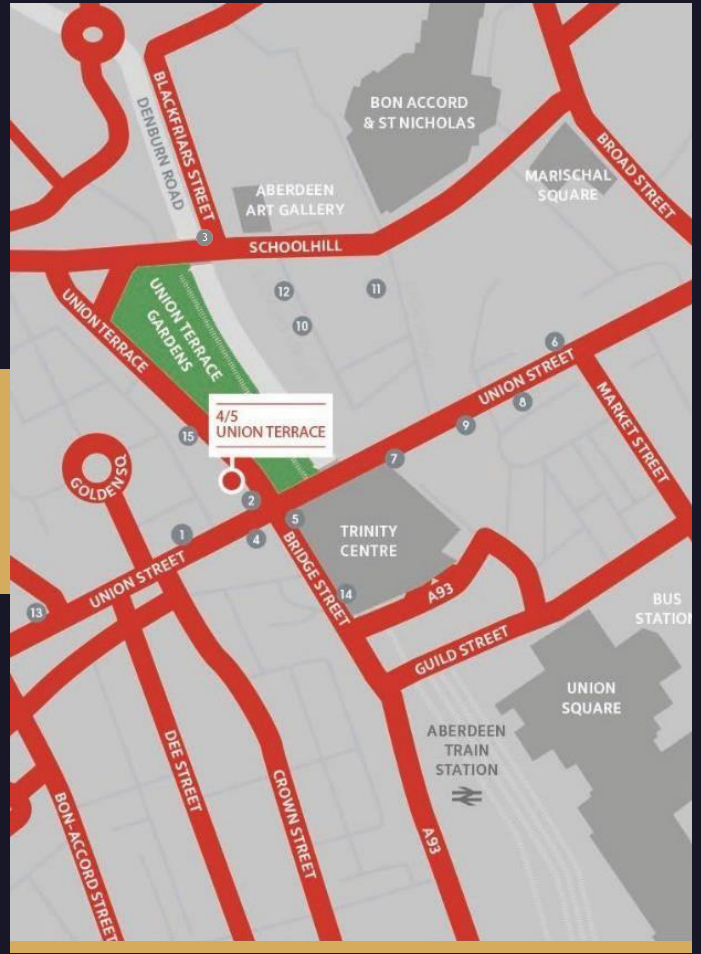
The building enjoys a prime position, overlooking the recently improved Union Terrace Gardens.

- | | |
|----------------|-------------------------|
| 1 Cafe Nero | 9 McDonalds |
| 2 Chaophraya | 10 Revolution |
| 3 Common Sense | 11 Rev de Cuba |
| 4 Santander | 12 Pizza Express |
| 5 Barclays | 12 Starbucks |
| 6 RBS | 14 Travel Lodge |
| 7 Primark | 15 The Caledonian Hotel |
| 8 HSBC | |

DESCRIPTION

The property comprises the ground floor of a six-storey mid terraced building, the upper floors of which are in office use.

Internally the property is in a shell condition offering a blank canvas to any incoming tenant. The property benefits from an open plan layout with a self-contained entrance and private toilet facilities.



PROPOSED GROUND FLOOR PLANS

FLOORPLANS ARE INDICATIVE ONLY - NOT TO SCALE

USE

The property would be suitable for a range of alternative uses, subject to planning, including:

- Retail
- Leisure
- Fitness
- Health
- Office

ACCOMMODATION / FLOOR AREAS

The property provides the following accommodation and floor area measured on a Net Internal Basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).

Ground Floor 260.22 sq m (2,801 sq ft)

A further 186.01 sqm (2,000 sq ft) of space is available at the basement level.

The property benefits from 3 allocated private car parking spaces.

RENT

Offers are invited.

RATING

The property will be required to be reassessed upon occupation.

The property is understood to be eligible for Fresh Start Relief which can provide 100% rates relief for up to 12 months following occupation of a vacant suite. Further information can be obtained from Aberdeen City Council's No Domestic Rates team.

VAT

All prices quoted in this schedule are exclusive of VAT.



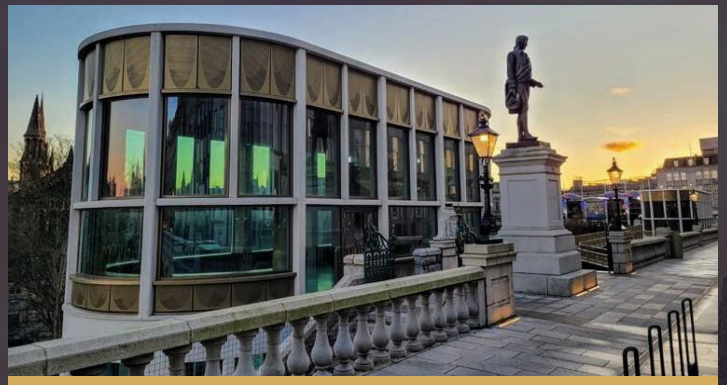
ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D.

Full documentation is available upon request.

SERVICE CHARGE

A service charge is applicable for the maintenance and upkeep of the building's common parts. Further details of this can be made available to interested parties upon request.



VIEWING & FURTHER INFORMATION

Please contact:

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