

**INCENTIVES
AVAILABLE**



TO LET

ON THE INSTRUCTIONS OF BETFRED

RETAIL UNIT WITH CLASS 2 PLANNING CONSENT 164 UNION STREET, ABERDEEN, AB10 1QT

LOCATED ON ABERDEEN'S MAIN COMMERCIAL THOROUGHFARE

196.49 SQ M (2,115 SQ FT)

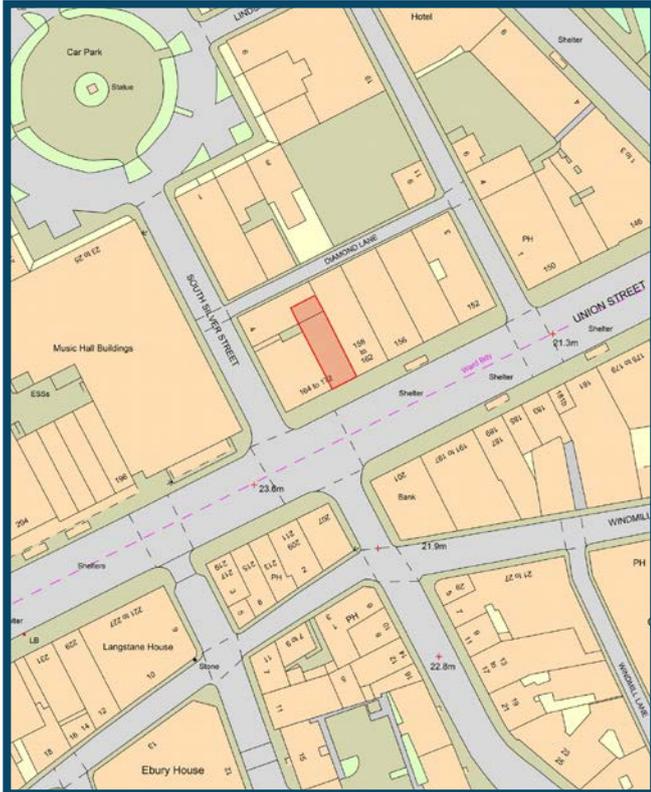
RENT ON APPLICATION

LOCATION

Aberdeen is Scotland's third largest city with a resident population of 210,000 and a catchment estimated at over 500,000.

The subjects are located on the north side of Union Street between its junctions with Diamond Street and South Silver Street. Union Street is the main commercial thoroughfare through the city centre and surrounding occupiers include Caffè Nero, Flight Centre and Lakeland.

The approximate location of the property is shown on the undernoted plan:



DESCRIPTION

The property comprises a retail unit forming the ground and basement floors of a three storey, attic and basement building of granite construction under a pitched and slated roof.

Internally the subjects comprise sales area, ladies and gents wcs and staffroom at ground floor level with storage provided at basement level.

ACCOMMODATION / FLOOR AREAS

The property provides the following accommodation and floor areas, measured on a net internal basis in accordance with the RICS Code of Measuring Practice (6th edition)

Ground Floor	98.89 sq m	(1,064 sq ft)
Basement	97.60 sq m	(1,051 sq ft)
Total	196.49 sq m	(2,115 sq ft)

RENT

Rent on application.

LEASE TERMS

The property is held on a full repairing and insuring lease which runs until 4th February 2023. Our client is looking to sub-let or assign their leasehold interest.

RATING ASSESSMENT

We understand from the Scottish Assessors that the subjects has a rateable value of £44,750 with effect from 1st April 2017.

The Uniform Business Rate in Scotland for the year 2021/22 is 49p. Water and waste water rates are also payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of G(114).

Full documentation is available upon request.

ENTRY

On conclusion of all legalities

VAT

All prices quoted in this schedule are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs. The purchaser will be responsible for the payment of LBTT and registration dues.

OFFERS / VIEWING

All viewings are strictly with the prior arrangement with DM Hall.

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

4-5 Union Terrace
Aberdeen
AB10 1NJ

Tel: 01224 594172

E-mail: ruari.macintyre@dmhall.co.uk

Ref: ACA1542

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