



TO LET

ON THE INSTRUCTIONS OF RAMSDENS RETAIL UNIT WITH CLASS 2 PLANNING CONSENT

27 Union Street, Aberdeen, AB11 5BP

Located on Aberdeen's main commercial thoroughfare

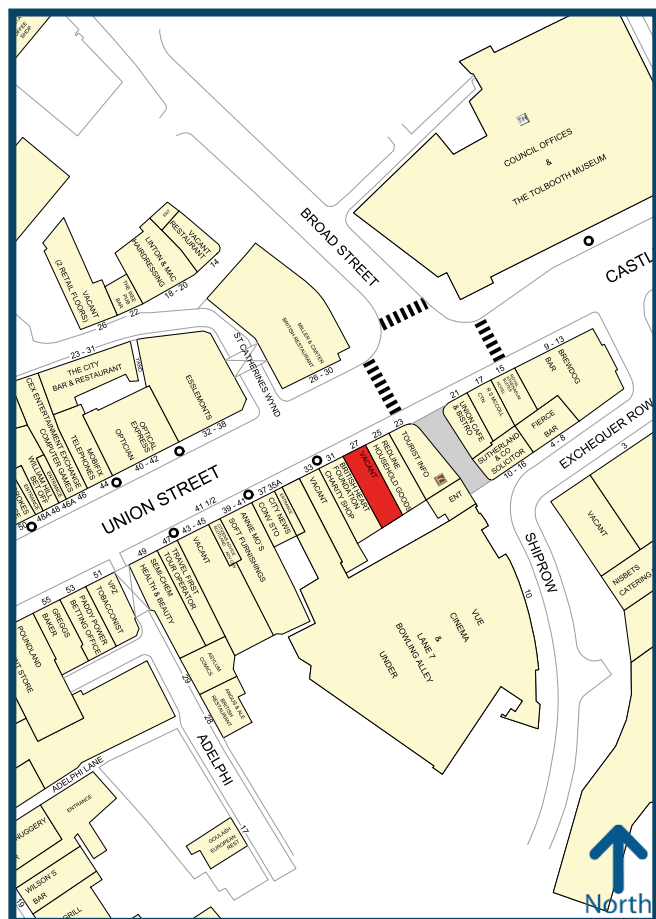
132.90 sq m (1,430 sq ft)

Passing Rent £20,000 per annum

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 south side of Union Street opposite its junction with Broad Street. Union Street is the main commercial thoroughfare through the city centre and surrounding occupiers include British Heart Foundation, Miller and Carter and the Tourist Information office.

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 four storey, attic and basement building of granite construction under a pitched and slated roof.

Internally the subjects comprise sales area to the front with staffroom and wc to the rear and 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 84.16 sq m (905 sq ft)
Basement 48.74 sq m (525 sq ft)

Total 132.90 sq m (1,430 sq ft)

RENT

The passing rent is £20,000 per annum.

LEASE TERMS

The property is held on a full repairing and insuring lease which runs until 29th November 2021. There are no further rent reviews. 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 £24,500 with effect from 1st April 2017.

The Uniform Business Rate in Scotland for the year 2018/19 is 49p. Water and waste water rates are also payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of G.

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

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Ref:
Date of Publication: August 2019

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