

ON THE INSTRUCTIONS OF
LADBROKES CORAL
GROUP

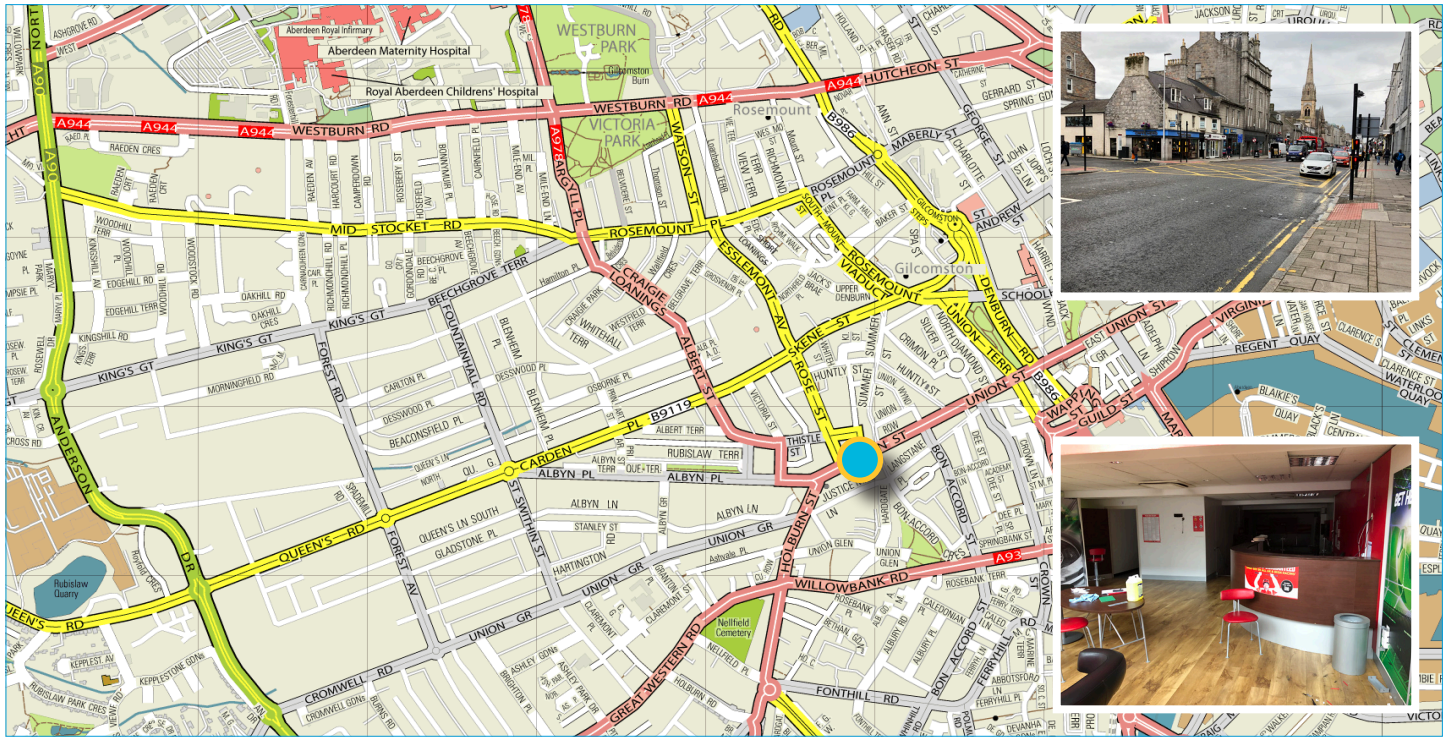
RETAIL/RESTAURANT/LEISURE UNIT TO LET



- **PROMINENT CITY CENTRE LOCATION CLOSE TO POPULAR WEST END AREA**
- **ADJACENT TO 200,000 SQFT OF GRADE A OFFICES [THE SILVER FIN & THE CAPITOL BUILDINGS]**
- **NEIGHBOURING OCCUPIERS INCLUDE TESCO EXPRESS, WILLIAM HILL, GREGGS, CAFFE NERO, SAINSBURY'S LOCAL, STARBUCKS, JOHNSONS DRY CLEANERS, CAFÉ SOCIETY ETC**

**469/473 UNION STREET
ABERDEEN AB11 6DB**

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LOCATION

Aberdeen is Scotland's third largest city having a resident population of circa 240,000 and a catchment in excess of 480,000 people. It is the principal retail & commercial centre for the north-east of Scotland and is situated on the A.90 approximately 125 miles north of Edinburgh and some 66 miles north of Dundee.

The subjects are located towards the western end of Union Street, which forms part of Aberdeen's main retail thoroughfare. Neighbouring retail/leisure occupiers include Tesco Express, William Hill, Greggs, Caffè Nero, Sainsbury's Local, Starbucks, Johnson Dry Cleaners, Café Society etc. In addition 200,000 sqft of Grade A office accommodation, provided by The Silver Fin & The Capitol buildings, lie immediately adjacent.

DESCRIPTION

The subjects comprise a mid-terraced ground & mezzanine floor retail unit within a traditional two storey & attic stone building under a pitched slated roof. The premises provide the following approximate areas:-

GROUND FLOOR - SALES & WC'S/STORAGE	126.14 SQM	1,358 SQFT
MEZZANINE FLOOR	41.60 SQM	448 SQFT
TOTAL	167.74 SQM	1,806 SQFT

LEASE TERMS

The subjects are held on a full repairing & insuring lease expiring 7th December 2026, with the tenant having an option to terminate the lease on 8th December 2021. There is also a rent review on 8th December 2021 if the break option is not exercised.

Our clients will consider either an assignment of their existing lease or a sub-lease on terms to be agreed.

RENT

The passing rent is £41,500 per annum exclusive.

Incentives may be available, subject to status.

RATES

We understand the subjects are currently entered on the Scottish Assessors Association Portal, as follows:-

Rateable Value - £35,500 [as at 01/04/2017]

EPC RATING

EPC Rating – E67 [Copy available on request].

USE

We understand the property currently benefits from Class 1 & 2 planning consent. Other uses may be considered, subject to obtaining the necessary consents, however interested parties are advised to make their own enquiries directly with the local Planning Department.

VAT

All prices, rents etc will be subject to VAT if applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, Registration Dues and VAT applicable.

ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-



Contact: Jack Campbell

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MISREPRESENTATION CLAUSE

JH Campbell give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained or referred to herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
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