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## RETAIL PREMISES WITH TAKEAWAY CONSENT

- > PRIME CITY CENTRE  
LOCATION
- > SIZE – 89.29 SQM.  
(962 SQ.FT.)
- > RENTAL - £22,000 PER  
ANNUM



130



TO LET

**130 UNION STREET, ABERDEEN, AB10 1JJ**

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## City Centre Retail/Takeaway Premises To Let

### LOCATION

The subjects are located on the north side of Union Street on the prime stretch between Bridge street and Market Street. Union Street is the main commercial throughfare within Aberdeen City, and more specifically the subjects are located at the junction of Belmont Street which is occupied by many of the city's nightlife/public house operators.

Surrounding commercial occupiers include Ramsdens, Adams Watch Specialist, The Tippling House and Jamieson & Carry Jewellers.

In the coming years extensive redevelopment of this portion of Union Street is planned, with projects such as those ongoing at The Market and Union Terrace Gardens set to enhance the footfall within the city.

### DESCRIPTION

The subjects comprise of a ground and basement floor retail unit of a four storey and attic property of traditional granite construction. Access to the unit is via a timber recessed doorway.

Internally, the subjects provide an open plan sales area at ground floor level ready for tenants fit out. There is a suspended ceiling installed with a mixture of fluorescent and LED lighting panels fittings. The subjects also benefit from three phase power.

To the rear of the ground floor a stairway gives access to the basement level. The basement accommodation provides storage with good levels of head height along with w.c. and tea prep facilities being located here.



## PLANNING

The subjects have recently secured consent for use as a takeaway subject to conditions, with further information available upon request.

ACCOMMODATION	m <sup>2</sup>	Ft <sup>2</sup>
Ground Floor	46.69	503
Basement	42.60	459
<b>TOTAL</b>	<b>89.29</b>	<b>962</b>

The above mentioned floor areas are calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

## RENTAL

£22,000 Per Annum exclusive of VAT at the prevailing rate

## LEASE TERMS

The accommodation is available on the basis of a New Full Repairing and Insuring Lease of negotiable duration

## RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £16,500.

An ingoing occupier will have the ability to appeal this rateable value.

## ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of 'E'.

Further information and a recommendation report are available to seriously interested parties upon request.

## VAT

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

## LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration due etc.



**For further information or viewing arrangements please contact the sole agents:**

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