

To Let

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Retail Unit

207a Union Street, Aberdeen AB11 6BA

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Aberdeen AB11 6BA



MARK HALLIDAY & COMPANY

COMMERCIAL PROPERTY CONSULTANTS

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LOCATION

The property is located on the South side of Union Street, Aberdeen's main shopping thoroughfare, at its junction with Crown Street. Occupiers nearby include Ladbrokes, Burger King, Ann Summers, Edinburgh Woollen Mill and Café Nero.

DESCRIPTION

The subjects comprise the ground floor and basement of a three storey traditional granite and slate building. Internally, the unit provides open sales area at ground floor level with storage at basement level.

FLOOR AREA

We calculate the net internal floor area to be:-

Ground floor	68sq.m. (731sq.ft.)
Basement	66sq.m. (710sq.ft.)
Total	134sq.m. (1,441sq.ft.)

RATEABLE VALUE

The subjects attract a rateable value of £19,750

ENERGY PERFORMANCE CERTIFICATE

Full documentation is available upon request.

LEASE TERMS

The lease will be on full repairing and insuring terms for a negotiable period incorporating periodic rent reviews where appropriate.

RENT

£35,000pa exclusive of VAT, payable quarterly in advance.

ENTRY

Immediate, upon conclusion of missives.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Building Transaction Tax, registration dues and VAT in the normal manner.

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