

TO LET

88 UNION STREET ABERDEEN, AB10 1JL

LOCATION

The property is prominently located on the north side of Union Street, Aberdeen's main commercial thoroughfare, close to its junction with Market Street. The unit is directly opposite what is recognised as the prime pitch of Union Street, and is anchored to the east by the St Nicholas and Bon Accord shopping centres, the Trinity Centre to the west, and Union Square to the south.

Surrounding occupiers comprise a mix of retail, professional services and leisure use and include **Timpson, Caffè Nero, Peterkins, Marks & Spencer, Sports Direct, Virgin Money, Royal Bank of Scotland, HSBC, Ecco, JD, McDonald's** and **Taco Bell**.

DESCRIPTION

The subjects comprise a ground floor retail unit with basement storage which is contained within a traditional, mid-terraced five storey and mansard building of granite construction with a pitched and slate covered roof. The upper floors are separately demised.

Internally, the ground floor accommodation comprises a main sales area, on open plan, and benefits from a large window frontage. The basement is accessed via a stairwell at the front of the unit which provides ample storage space, staff area with tea prep and two WCs.

To accommodate larger requirements, there is potential to combine the subject unit with 92 Union Street, the unit immediately adjacent. This will provide an occupier with an additional 1,321 sq ft of accommodation. Additional information is available on request.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a net internal (NIA) and extend to the following approximate areas:

Ground Floor	49.36 sq m	(531 sq ft)
Basement	30.60 sq m	(329 sq ft)
TOTAL	79.96 sq m	(861 sq ft)

Gross Frontage 5.00m

PRIME RETAIL UNIT



LEASE TERMS

The premises are available by way of a new Full Repairing and Insuring lease. Any medium to long term lease will provide for upwards only rent reviews at periodic intervals.

RENT

£30,000 per annum, exclusive of VAT.

RATEABLE VALUE

£35,250, effective from 1st April 2018.

EPC

Full documentation can be provided upon request.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in the transaction. The incoming occupier will be responsible for LBTT and registration dues, if applicable.

VIEWING & FURTHER INFORMATION

Strictly via the agents:



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