

TO LET

Prime Retail Unit

UNIT 1

**ST NICHOLAS ST
ABERDEEN · AB10 1HE**



**Benefits
from Class 3
(Food & Drink)
Planning
Consent**

**NEIGHBOURING
OCCUPIERS:**



FIVE GUYS
BURGERS and FRIES

M&S
EST. 1884

BON ACCORD
IN THE CITY'S HEART

schuh

*CGI for illustrative purposes only

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- Aberdeen is **Scotland's third largest city** and the **administrative centre** for the north east of Scotland.
- The city has a population of approximately **225,000 people** and a wider regional catchment of **500,000 people**.
- Aberdeen is Europe's **oil and gas Capital**, with its knowledge base also making it a **world class all-energy hub** working in low carbon technology and hydrogen power.



- On a GVA per head basis, Aberdeen and the surrounding area remained some **31%** and **19.3%** above the Scottish and UK averages respectively in 2019, with earnings also **higher than the national average**.
- Aberdeen Council is making **significant investment** into the city as part of the **£826m City Regional Deal**, with the **UK and Scottish Government providing up to £250m** each.
- The City Centre is being heavily invested in as part of the **£150m City masterplan** which will see a **new £25m food market**, upgrading of tourist destinations and streetscaping.

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The subject premises are situated on arguably the prime high street retail & leisure street in the city, St Nicholas Street, with nearby occupiers including **Five Guys**, **Schuh**, **M&S**, **Black Sheep Coffee** and **Sports Direct**.



100% prime position in Aberdeen



Access to goods lift



Access to rear service yard

BON ACCORD
IN THE CITY'S HEART

Situated just off Union Street at the entrance of the **Bon Accord shopping centre** & close to **Union Square**

Accommodation

The property comprises a retail unit over ground, first and second floors:

Ground	887 sq ft	(82.40 sq m)
First	761 sq ft	(70.69 sq m)
Second	608 sq ft	(56.48 sq m)

TOTAL 2,256 sq ft (209.57 sq m)

Rent

Upon application.



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Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction.

The ingoing tenant will be responsible for the Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Term

The property is available on a new Full Repairing and Insuring lease.

VAT

All rents etc., are quoted exclusive of VAT which will be charged at the prevailing rate.

Planning

The unit benefits from Class 3 (Food & Drink) consent however may be suitable for other uses subject to securing the necessary consents from the Local Planning Authority.

Annual Service Charge

TBC.

EPC

Energy Performance Certificate rating is available upon request.

Rating

The premises have not yet been assessed by the Rates Authority.

Viewing & Further Information

All viewings and further information is strictly via the joint letting agents:

ewanmackay.

Ewan Mackay

✉ ewan@ewanmackay.com

☎ 07917 834 912

Jackson
CHARTERED SURVEYORS

Kevin Jackson

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