

Ryden.co.uk
01224 588866

The Capitol, 431 Union Street, Aberdeen, AB11 6DA

TO LET/MAY SELL
CITY CENTRE RETAIL UNIT



47 UNION STREET
ABERDEEN
AB11 5BN

Viewing strictly by appointment
with the sole letting agents.

Floor Area:
101.30 sq m (1,090 sq ft)

Contact:
Daniel Stalker
Thomas Codona

Telephone:
01224 588866

Email:
daniel.stalker@ryden.co.uk
thomas.codona@ryden.co.uk

Edinburgh
0131 225 6612

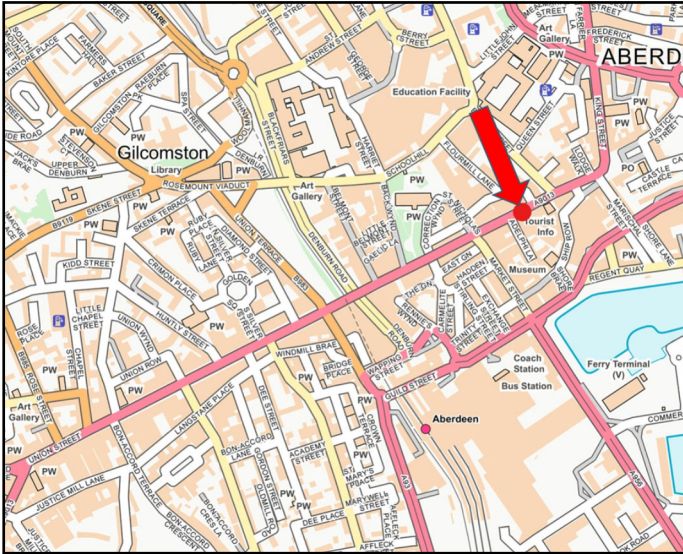
Glasgow
0141 204 3838

Aberdeen
01224 588866

Leeds
0113 243 6777

London
020 7436 1212

Manchester
0161 249 9778



Location:

The property is located on the South side of Union Street, Aberdeen's main commercial thoroughfare, close to its junction with Market Street. The unit also benefits from being nearby to the St Nicholas and Bon Accord shopping centres, with the Trinity Centre to the west and Union Square to the south.

Surrounding occupiers comprise a mix of professional services, retail and leisure use and include Greggs, Clydesdale Bank, Halifax, William Hill, Sports Direct, The Esslemont Bar and Restaurant and Miller and Carter.

Description:

The subjects comprise a ground floor retail unit which is contained within a traditional, mid-terraced 5 storey building of granite construction with a pitched and slate covered roof. The upper floors are used as residential accommodation and are separately demised.

Internally, the ground floor accommodation comprises a main open plan area with two partitioned offices to the rear. The unit benefits from a mix of laminate and carpet flooring, cat 2 lighting, disabled and unisex W/C, a small tea prep area and excellent frontage onto Union Street.

Accommodation:

The subjects comprise the following net internal areas, as measured in accordance with the RICS Code of Measurement Practice (6th Edition):

Sq m	Sq ft
101.30	1,090

Energy Performance Certificate (EPC):

The subjects have an EPC Rating of E. A copy of the EPC and Recommendation Report can be provided upon request.

Lease Terms:

Our client is willing to consider flexible lease lengths on FRI terms, subject to tenant covenant strength. A rental deposit may also be required.

Rent:

On application.

Price:

On application.

Rateable Value:

The new draft proposed Rateable Value of the subjects is **£18,500** (formerly £24,500) effective from 1 April 2023. Please note this is draft and may be subject to change under the ongoing Rating Revaluation.

Entry:

Immediate upon conclusion of legal missives.

VAT:

All monies due under the lease will be VAT chargeable at the applicable rate.

Legal Costs:

In the normal manner, the ingoing tenant may be responsible for the landlord's reasonable legal expenses, including any LBTT and registration dues.

Viewing & Offers:

Viewing is strictly by arrangement with the sole letting agent. For further information, please contact:

Ryden LLP
The Capitol
431 Union Street
Aberdeen
AB11 6DA

Tel: 01224 588866

E-mail: daniel.stalker@ryden.co.uk
thomas.codona@ryden.co.uk

January 2021