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## PRIME RETAIL UNIT

- > APPLICATION SUBMITTED FOR TAKEAWAY USE
- > SITUATED ON THE PRIME STRETCH OF UNION STREET
- > GROUND FLOOR – 101.4 SQM (1,091 SQFT)
- > FIRST FLOOR – 92.4 SQM (995 SQFT)
- > RENTAL – £40,000 P.A.

TO LET

**105 UNION STREET, ABERDEEN, AB11 6BD**

**CONTACT:** Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk) 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)



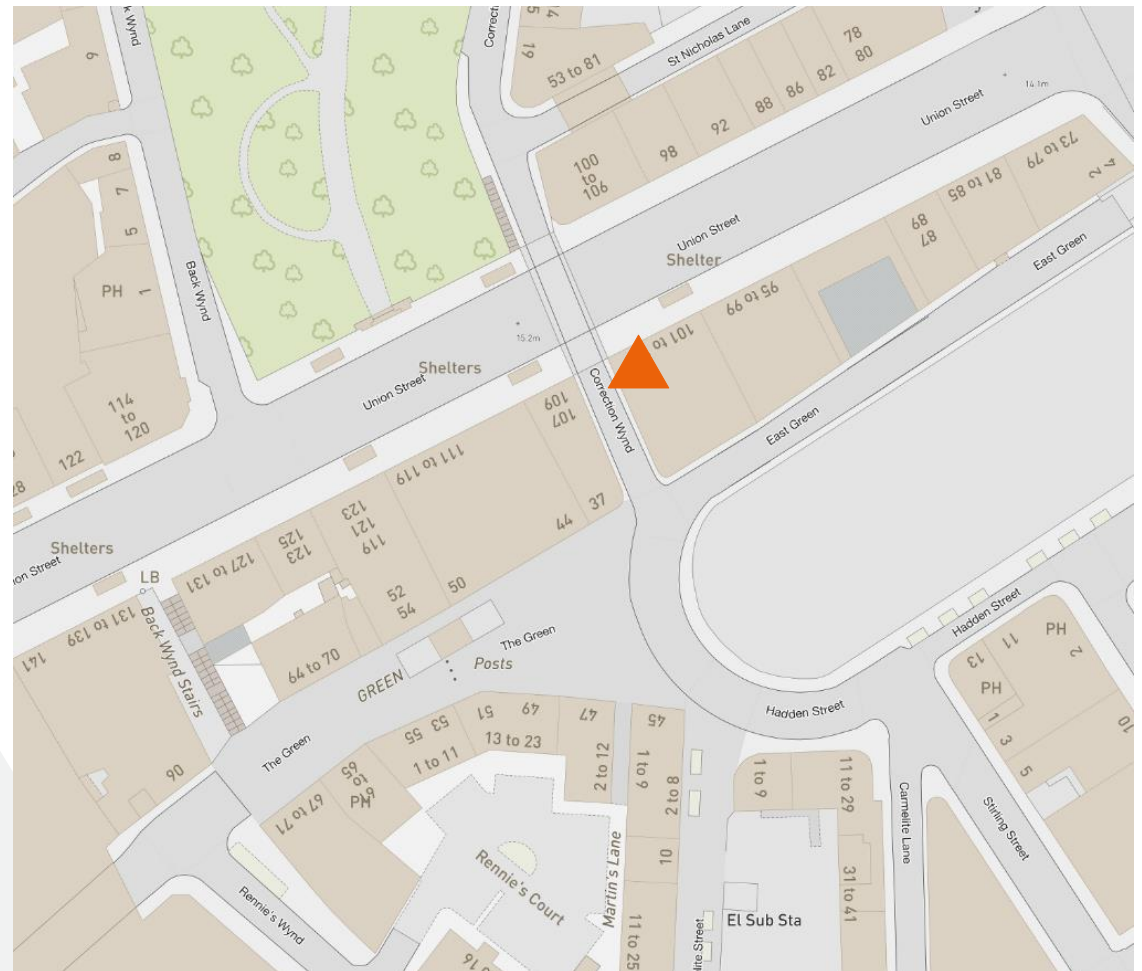
## Prime Retail Premises With Takeaway Consent Submitted

### LOCATION

The subjects are situated on the south side of Union Street, within the prime section of the street between the junctions of Bridge Street and Market Street. The area is mixed use in nature and has experienced good levels of take-up in the takeaway, restaurant and leisure facilities.

Various national occupiers are located nearby to include Primark, Beaverbrooks, JD Sports, McDonalds, Taco Bell, HSBC and Nationwide.

Trinity Centre is also in close proximity providing further retailing accommodation and parking provisions. The recently completed Union Terrace Gardens development is also in close proximity along with Aberdeen Art Gallery and His Majesty's Theatre.



**DESCRIPTION**

The subjects comprise of a ground and first floor retail unit occupying the west side of a substantial granite and slate building. The unit benefits from two large display windows with a recessed customer entrance. The premises also benefit from a large signage fascia above.

Internally the subjects provide clear retailing accommodation over ground floor and storage at first floor level.

**ACCOMMODATION**

ACCOMMODATION	SqM	SqFt
Ground floor	101.4	1,091
First Floor	92.4	995
<b>TOTAL</b>	<b>193.8</b>	<b>2,086</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition)

**RENTAL**

£40,000 per annum payable quarterly in advance and exclusive of VAT.

**LEASE TERMS**

The subjects are available on the basis of a new Full Repairing and Insuring lease of negotiable duration.

**RATING**

The subjects are currently entered into the Valuation Roll from April 2023 at a Rateable Value of £36,500.

An ingoing occupier may benefit from rates relief under the fresh start rates relief.

We would point out that an incoming occupier would have the opportunity to appeal the Rateable Value.

**ENERGY PERFORMANCE CERTIFICATE**

The subjects have a current Energy Performance Rating of 'B+'. Further information and a recommendation report is available to seriously interested parties on request.

**VAT**

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

**ENTRY**

Immediate entry is available

**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 dues, etc.

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

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN 01224 202800  
Mark McQueen, mark.mcqueen@shepherd.co.uk

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