

VIDEO  
TOUR

>>

## RETAIL PREMISES WITH TAKEAWAY CONSENT

- > PRIME CITY CENTRE  
LOCATION
- > SIZE – 89.29 SQM.  
(962 SQ.FT.)
- > RENTAL - £22,000 PER  
ANNUM



130



TO LET

**130 UNION STREET, ABERDEEN, AB10 1JJ**

**CONTACT:** Shona Boyd, [shona.boyd@shepherd.co.uk](mailto:shona.boyd@shepherd.co.uk) | Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk), [www.shepherd.co.uk](http://www.shepherd.co.uk)



## City Centre Retail/Takeaway Premises To Let

### LOCATION

The subjects are located on the north side of Union Street on the prime stretch between Bridge street and Market Street. Union Street is the main commercial throughfare within Aberdeen City, and more specifically the subjects are located at the junction of Belmont Street which is occupied by many of the city's nightlife/public house operators.

Surrounding commercial occupiers include Ramsdens, Adams Watch Specialist, The Tippling House and Jamieson & Carry Jewellers.

In the coming years extensive redevelopment of this portion of Union Street is planned, with projects such as those ongoing at The Market and Union Terrace Gardens set to enhance the footfall within the city.

### DESCRIPTION

The subjects comprise of a ground and basement floor retail unit of a four storey and attic property of traditional granite construction. Access to the unit is via a timber recessed doorway.

Internally, the subjects provide an open plan sales area at ground floor level ready for tenants fit out. There is a suspended ceiling installed with a mixture of fluorescent and LED lighting panels fittings. The subjects also benefit from three phase power.

To the rear of the ground floor a stairway gives access to the basement level. The basement accommodation provides storage with good levels of head height along with w.c. and tea prep facilities being located here.



**PLANNING**

The subjects have recently secured consent for use as a takeaway subject to conditions, with further information available upon request.

ACCOMMODATION	m <sup>2</sup>	Ft <sup>2</sup>
Ground Floor	46.69	503
Basement	42.60	459
<b>TOTAL</b>	<b>89.29</b>	<b>962</b>

The above mentioned floor areas are calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

**RENTAL**

£22,000 Per Annum exclusive of VAT at the prevailing rate

**LEASE TERMS**

The accommodation is available on the basis of a New Full Repairing and Insuring Lease of negotiable duration

**RATEABLE VALUE**

The subjects are currently entered into the Valuation Roll at a Rateable Value of £16,500.

An ingoing occupier will have the ability to appeal this rateable value.

**ENERGY PERFORMANCE CERTIFICATE**

The subjects currently have an EPC rating of 'E'.

Further information and a recommendation report are available to seriously interested parties upon request.

**VAT**

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

**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 due etc.



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

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
**Shona Boyd**, [shona.boyd@shepherd.co.uk](mailto:shona.boyd@shepherd.co.uk) | **Mark McQueen**, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk)

[www.shepherd.co.uk](http://www.shepherd.co.uk)

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: OCTOBER 2022**

