

## HIGH STREET RETAIL PREMISES

- > CENTRAL LOCATION
- > GROUND FLOOR – 145.95 SQM (1,571 SQFT)
- > BASEMENT – 59.46 SQM (640 SQFT)
- > RENT - £25,000 PER ANNUM
- > OFFERS OVER - £225,000



# FOR SALE/TO LET

**187 UNION STREET, ABERDEEN, AB11 6BB**

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



## LOCATION

The subjects are located on the south side of Union Street between its junctions with Bridge Street and Crown Street. Union Street is considered the main retail and commercial thoroughfare of the City and accordingly benefits from several national retailers.

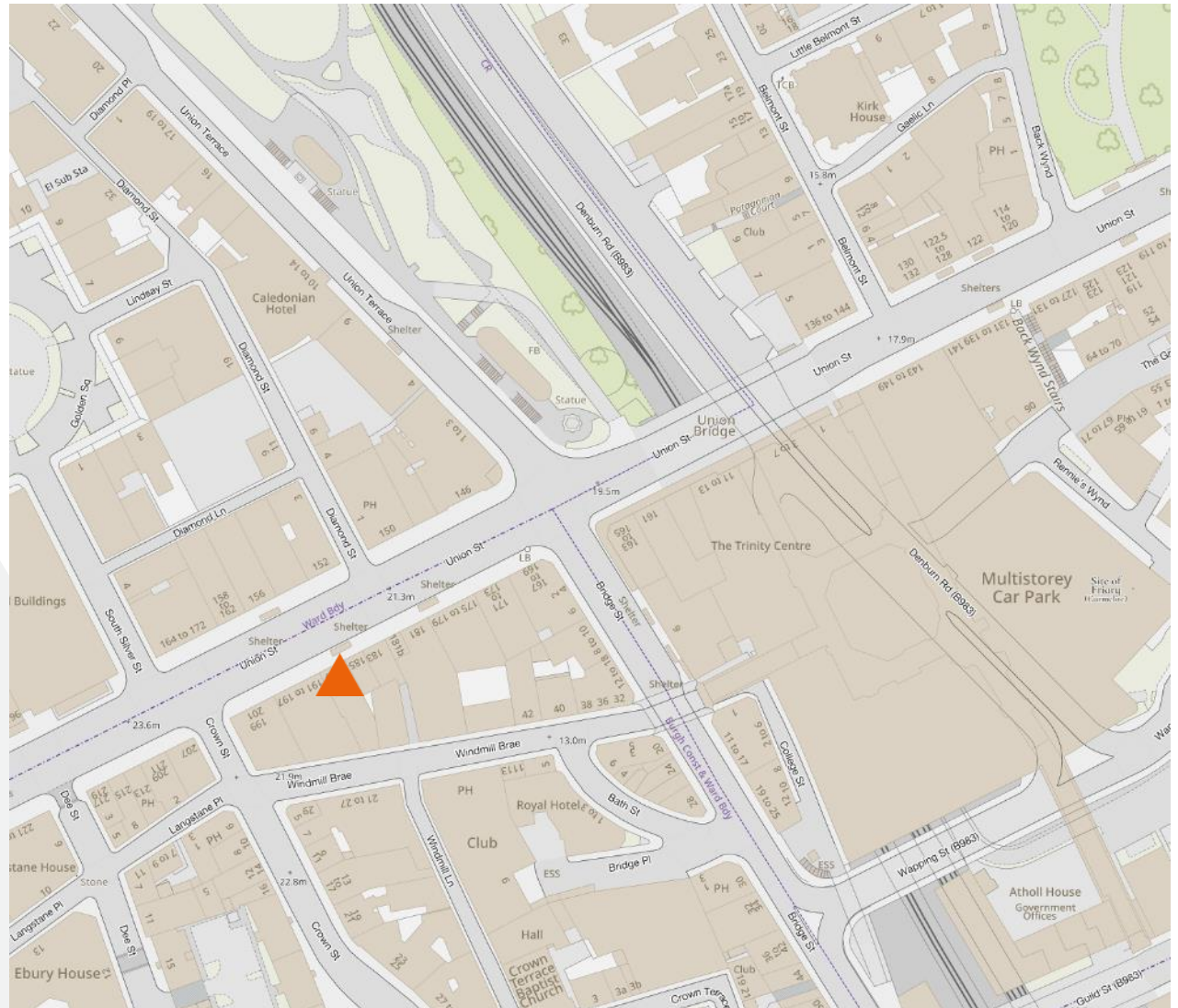
The premises occupy a good position within the City Centre, with adjacent occupiers including Santander, Geek Retreat, Merkur Slots, Chaophraya and KFC. Trinity Shopping Centre is also in proximity.

Union Terrace Gardens which has recently undergone a £28.3m refurbishment is also nearby and provides further footfall to the area.

## DESCRIPTION

The premises comprise of the ground and basement floor of a 3 storey, attic and basement building of granite and slate construction. The premises benefit from a large shop front with double display windows and a central customer entrance.

The ground floor is utilised for sales and provide a large open sales area with the basement being utilised for storage and staff purposes.



ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	145.95	1,571
Basement	59.46	640
<b>Total</b>	<b>205.41</b>	<b>2,211</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

£25,000 per annum exclusive of VAT and payable quarterly in advance.

#### LEASE TERMS

The premises are available on the basis of a new lease of negotiable duration.

#### PRICE

Offers over £225,000 exclusive of VAT are sought.

#### RATEABLE VALUE

The subjects are entered into the valuation roll at a rateable value of £26,750

#### ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of "F"

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

#### VAT

All figures quoted are exclusive of VAT at the prevailing rate.

#### LEGAL COSTS

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.



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

**Shepherd Chartered Surveyors** 35 Queen's Road, Aberdeen, AB15 4ZN

**Mark McQueen**, mark.mcqueen@shepherd.co.uk **Shona Boyd**, shona.boyd@shepherd.co.uk

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

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