

# PRIME RETAIL UNIT TO LET / FOR SALE ABERDEEN

121 UNION STREET, AB11 6BH



PRIMARK



GRAHAM + SIBBALD



## LOCATION:

Aberdeen is Scotland's third city with a population in the region of 228,000, a catchment of 500,000 and boasts one of the most dynamic economies in the UK.

The property is located on the south side of Union Street, within the prime retail pitch of Aberdeen's principal shopping thoroughfare and sits immediately adjacent to **McDonalds** and **Taco Bell**.

Other occupiers located nearby include **Primark**, **EE**, **Nationwide**, **Size**, **Boots the Chemist** and **German Doner Kebab**.

There are a number of nightclubs, bars and pubs surrounding the property, such as **Siberia Vodka Bar**, **Espionage** and **BrewDog**.

## ACCOMMODATION:

Ground Floor: Retail unit, office	1,286 sq ft	119.5 sq m
First Basement: Storage, staff, WCs	852 sq ft	79.2 sq m
Second Basement: (Ground Floor to The Green) Storage	620 sq ft	57.6 sq m
<b>TOTAL</b>	<b>2,758 SQ FT</b>	<b>256 SQ M</b>

## RATES:

Rateable Value: £35,250 (2023 Proposed Value)

UBR (2023/24): 49.8p

Rates Payable: £17,555

(Interested parties are advised to make enquiries with the Local Authority)

## TENURE:

The property is available on a new Full Repairing and Insuring lease for a period to be agreed.

## RENT:

£50,000 per annum

## PRICE:

Our client may consider a sale of the property.

Price on application.

## EPC:

Full Energy Performance Certificate available on request.

## LEGAL COSTS:

Each party will be responsible for their own legal and professional costs incurred in this transaction.

## OFFERS & VIEWINGS:

All offers should be submitted in writing to either of the joint agents.

Viewings are strictly by appointment with Graham & Sibbald or Savills.

## FOR FURTHER INFORMATION, CONTACT:

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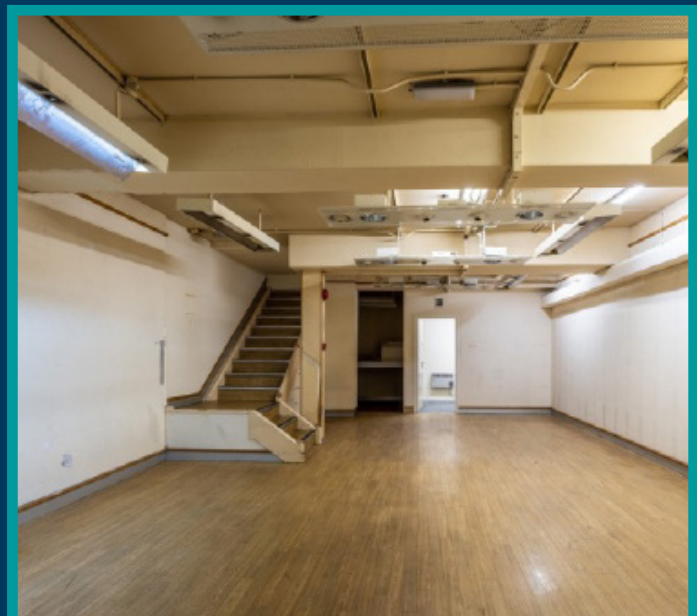
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# GRAHAM + SIBBALD

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