



122a Union Street, Aberdeen, AB10 1JJ

Prime City Centre Location

- Ground & Basement
- Located In Jewellery Sector
- Let To Watch Specialist
- Expiry September 2029
- Passing Rent: £25,000p.a.
- Sale: o/o £220,000

LOCATION

The property is located within the heart of Union Street the City's traditional commercial thoroughfare, in close proximity to the busy Union Street / Union Terrace junction and close to Union Terrace Gardens, currently benefitting from a circa £30M major regeneration. The City's Shopping Centres are all within walking distance as are the rail and bus stations.

Occupiers in the vicinity include Primark, Barclays, HMV, Poundland, KFC and Lakeland. A Travelodge is close by as are a number of bars and restaurants.

PROPERTY

The property comprises a ground floor retail space located with a larger mixed use traditional granite development.

The property offers a traditional single display window with double door entrance of aluminium framed and glazed construction. Internally the property is beautifully presented with an open plan layout, decorated in keeping with the tenants requirements. Tea prep area, w.c facilities and stores are also within the property to the rear along with basement space.

AREA

Ground: 48.49sqm (522sq ft)
Basement: 33.17sqm (357sq ft)
Total: 81.66sqm (879sq ft)



122a Union Street, Aberdeen, AB10 1JJ

Prime City Centre Location

LEASE SUMMARY

The property is held on a full repairing and insuring head lease to Adams Watch Specialists Ltd expiring September 2029 at a passing rent of £25,000p.a. Adams Watch specialists offer repair and servicing for a number of popular watch brands which may not require return to factory / service centres such as Omega, Tag Heuer, Tissot, Seiko amongst others.

The tenant is ideally placed amongst Aberdeens jewellery and horology area with the majority of brands they are authorised to service and maintain, available for sale close by. Whilst offering this service, a popular trend amongst horology enthusiasts is to customise their watches with individual wrist straps which are provided and fitted by Adams Watch Specialists.

PRICE

The property is available on a freehold basis for offers over £220,000

V.A.T.

Figures quoted are exclusive of V.A.T.

VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business.

TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents.

The required documents will be confirmed to and requested at the relevant time

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.