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01224 588866

The Capitol, 431 Union Street, Aberdeen, AB11 6DA

TO LET

PROMINENT CITY CENTRE RETAIL UNIT



252A UNION STREET
ABERDEEN
AB10 1TN

Viewing strictly by appointment with
the sole letting agent.

Floor Areas:
123.96 sqm (1,335 sq ft)

Contact:
Daniel Stalker
Thomas Codona

Telephone:
01224 588866

Email:
daniel.stalker@ryden.co.uk
thomas.codona@ryden.co.uk

Edinburgh
0131 225 6612

Glasgow
0141 204 3838

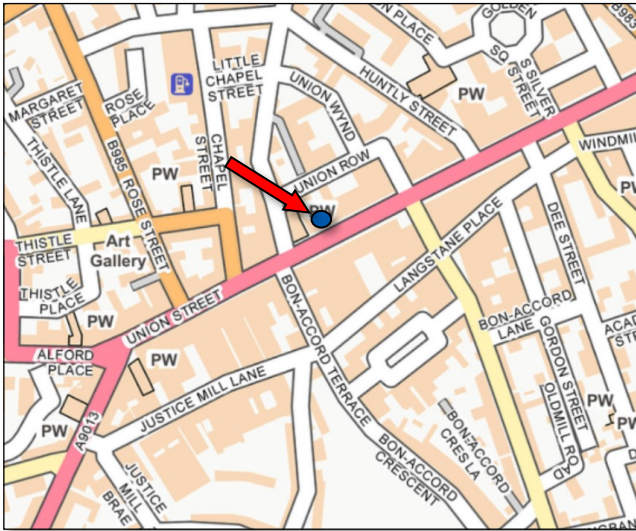
Aberdeen
01224 588866

Leeds
0113 243 6777

London
020 7436 1212

Manchester
0161 249 9778

Location:



The retail unit is located on the north side of Union Street, Aberdeen's main commercial thoroughfare, near the junction with Summer Street and Bon Accord Terrace.

Nearby occupiers include Vovem Meat & Liquor, Nat West, Pret A Manger, Signature, The Howff, Wild Ginger, Pizza Express, Soul and British Heart Foundation.

The location is shown on the plan above which is provided for indicative purposes only.

Description:

The subjects comprise a ground floor retail unit with a basement contained within a four-storey mid-terraced tenement.

The property is of granite construction with a pitched and slate covered roof. The premises benefits from a modern fully glazed frontage and a single recessed entrance door.

Internally, the ground floor accommodation comprises an open plan sales area whilst the basement provides further open plan accommodation with tea prep and W/C facilities.

Accommodation:

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we calculate the approximate net internal areas, to be as follows:

Description	Sq m	Sq ft
Ground Floor	54.40	586
Basement	69.56	749

Rateable Value:

The new draft proposed Rateable Value of the subjects is **£16,000** (formerly £21,250) effective from 1 April 2023. Please note this is draft and may be subject to change under the ongoing Rating Revaluation.

Lease Terms:

The properties will be available on full repairing and insuring terms. Further information will be available on request.

Rent:

Rent upon application.

Permitted Use:

Permission for Class 3 (Food and Drink) has been granted by Aberdeen City Council.

Energy Performance Certificate (EPC):

The subjects have an EPC Rating of F.

A copy of the EPC and Recommendation Report can be provided upon request.

VAT:

All monies due under the lease will be VAT chargeable at the applicable rate.

Legal Costs:

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for LBTT and registration dues, where applicable.

Viewing & Further Information:

For further information or to arrange a viewing, please contact:

Ryden LLP
The Capitol
431 Union Street
Aberdeen
AB11 6DA

Tel No: 01224 588866

E-mail: daniel.stalker@ryden.co.uk
thomas.codona@ryden.co.uk

November 2021

Ground Floor



Ground Floor



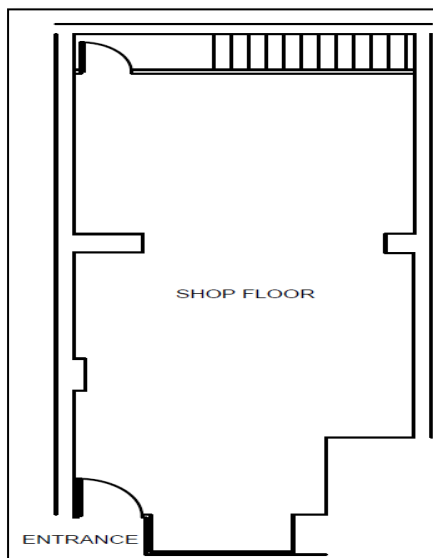
Basement



Basement



Ground Floor Plan



Basement Floor Plan

