

# TO LET (MAY SELL)

229 Union Street, Aberdeen AB11 6BQ

CLASS 3  
CONSENT  
GRANTED



## PRIME RETAIL UNIT

### Location

Aberdeen is Scotland's third city and is regarded as the oil capital of Europe with a population of over 215,000 people and an estimated catchment in excess of 500,000 people. Aberdeen is the primary regional business and shopping destination for the north east of Scotland, situated approximately 121 miles north of Edinburgh and 70 miles north of Dundee. The property is located in a prominent position on the south side of Union Street, Aberdeen's principal shopping thoroughfare, in the block bounded by Bon Accord Street to the west and Dee Street to the east.

Nearby occupiers include Burger King, Cruise Clothing, Co-op and Starbucks.

### Description

The subject property comprises a traditional granite faced building extending over basement, ground, first and attic floors. Retail sales accommodation is provided at ground and basement level, with ancillary staff and storage areas provided at first floor. The attic floor could be converted to owners accommodation, subject to planning

### Floor Areas

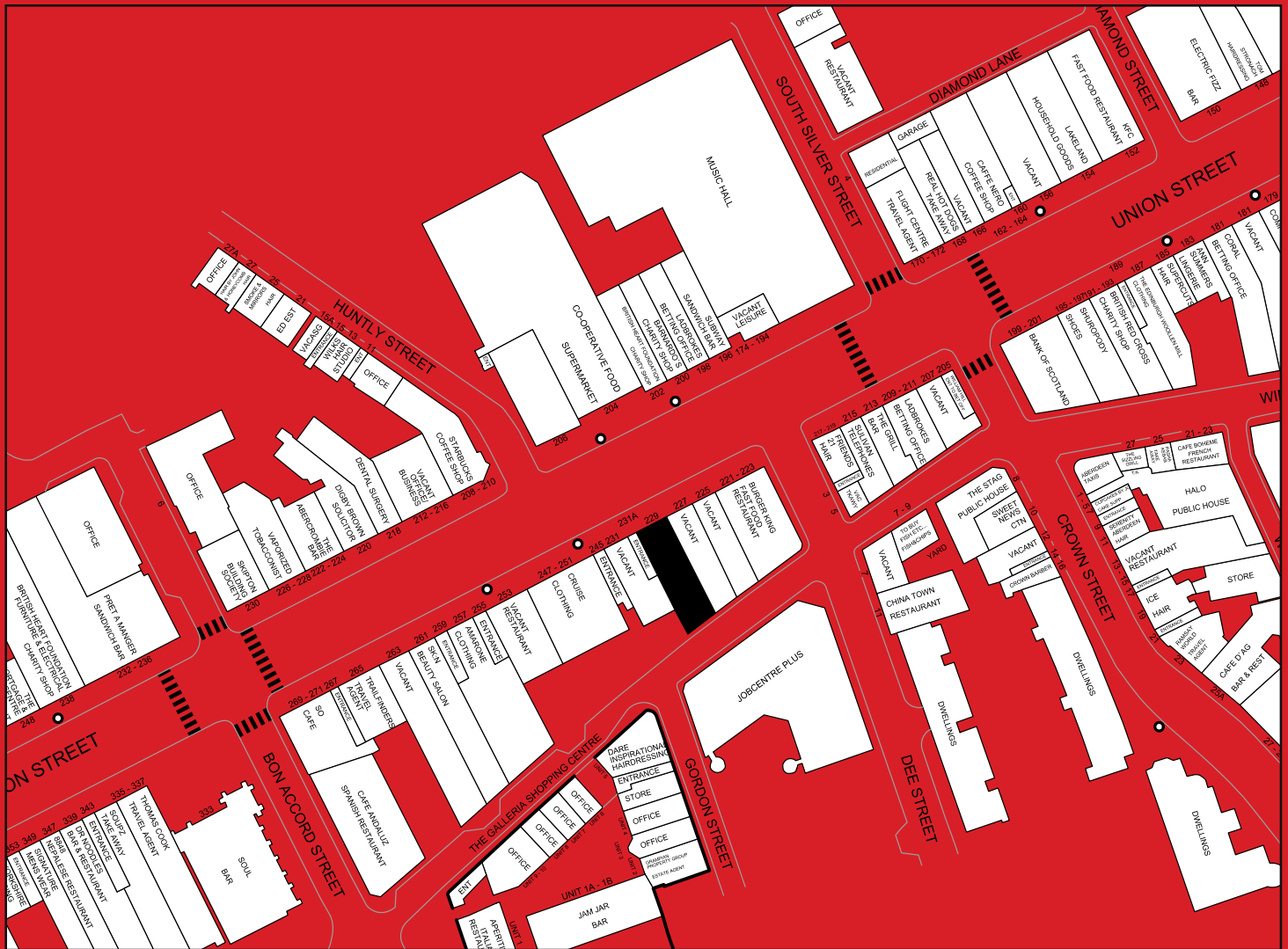
The net internal areas are approximately as follows:

Ground Floor sales	1,429 sq ft	(132.79 sq m)
Basement sales	794 sq ft	(73.76 sq m)
First Floor ancillary	1,160 sq ft	(107.81 sq m)
Second Floor	Storage/possible residential accommodation	

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#### LEASE

The subjects are available on a new full repairing and insuring lease, incorporating five yearly rent upward only rents reviews.

#### RENT

£31,200 per annum exclusive.

#### RATING

The rateable value is £41,000 pa.

#### DATE OF ENTRY

Immediate.

#### LEGAL COSTS

Each party to pay their own legal costs.

#### VIEWING

All viewings are strictly by prior arrangement with the joint letting agents:



Stephen Gunn  
0141 221 3500  
07747 733 301  
stephen@gunnproperty.co.uk



Mark McQueen  
01224 202 828  
07920 492 448  
mark.mcqueen@shepherd.co.uk

#### IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. January 2021.