

RETAIL UNIT TO LET



**339 UNION STREET,
ABERDEEN**

LOCATION

The property is located on the south side of Union Street, Aberdeen's principal shopping thoroughfare and within close proximity to Thomas Cook, Jaeger, Waterstones and Cruise.

Aberdeen is Scotland's third city with a population in excess of 210,000, a catchment of 500,000 and boasts one of the most dynamic economies within the UK.

The site is as shown opposite for identification purposes only.

DESCRIPTION

The property occupies part of the ground and basement floors within a two storey, attic and basement building of substantial granite construction with a pitched and slate covered roof.

ACCOMMODATION

The following accommodation is provided:

Ground Floor

Sales area, toilet	130.1 m ² (1,400 sq ft)
Rear stock, staff room, toilet	69.7 m ² (750 sq ft)

Basement

Storage	92.3 m ² (993 sq ft)
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Total **292.1 m² (3,143 sq ft)**

SERVICES

All mains services are installed. The shop unit has been fully fitted to a high standard incorporating acoustic tiled ceiling with inset air conditioning cassettes.

RATING ASSESSMENT

The property is entered in the current valuation roll as follows:

Net & Rateable Value – £28,500

The Uniform Business Rate for the year 2009/2010 is 48.1p in the £.

LEASE TERMS

The property is offered on a new full repairing and insuring lease for a minimum period of 10 years incorporating a fifth year rent review.



RENTAL

£45,000 per annum, exclusive.

V.A.T.

All figures quoted are exclusive of Value Added Tax.

ENTRY

Immediately upon conclusion of legal formalities.

LEGAL COSTS

In the normal manner the ingoing tenant will be responsible for all legal costs including SDLT and registration dues incurred in the preparation of the lease.

OFFERS & VIEWINGS

All offers should be submitted in writing to the sole Agent who will also make arrangements to view.