

## TO LET

PROMINENT RETAIL UNIT (CLASS 3 CONSENT APPLIED FOR)

225 UNION STREET, ABERDEEN



### LOCATION

The subjects are located on Union Street, Aberdeen's main shopping thoroughfare, within a short distance of Union Square Shopping Centre and the city's principal railway station.

The surrounding area comprises a variety of traditional granite style buildings, the ground floors of which are occupied by a variety of local and national traders. Adjacent occupiers include Burger King, Greggs, Mostyn McKenzie Shoes, Ladbrokes, Sainsbury's, Co-Op, Starbucks and Pret a Manger.

## Description

The subjects comprise a two story property of granite construction providing retail accommodation over ground floor.

The upper floors are used for office accommodation.

## Accommodation

	<b>Ft /Inch</b>	<b>M</b>
Frontage	18' 24	5.56
Internal Width (Ave)	16' 96	5.17
Depth	53' 67	16.36

<b>Floor</b>	<b>Sq.Ft</b>	<b>Sq M</b>
Ground	869	80.73

## Term

The unit is available by way of a new Full Repairing and Insuring Lease at rental offers in excess of £37,500 per annum exclusive.

## Rating

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is £23,250.

(Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 0.466p this rateable value will result in an estimated rates liability in financial year 2016/17 of £10,835.00

## Energy Performance Certificate

EPC Rating – Available on Request

## VAT

All prices, rents, etc, are quoted exclusive of VAT which will be charged at the prevailing rate.

## Viewing & Further Information

All viewing and further information is via the sole letting agents.

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**Subject to Contract**  
**Date: June 2017**

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