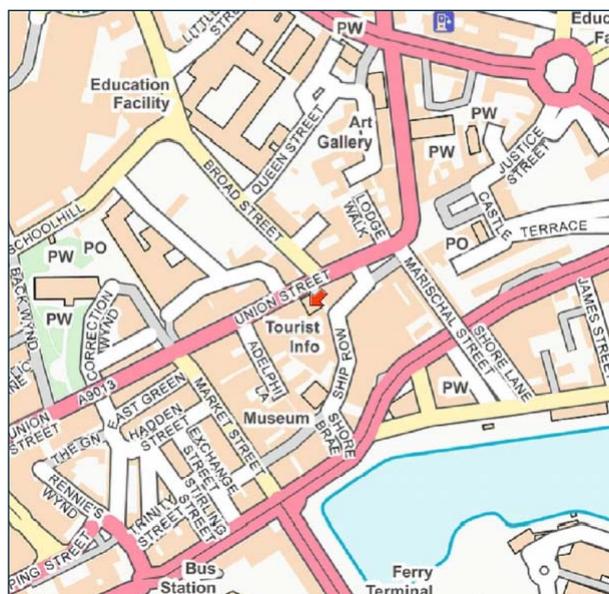




25 Union Street, Aberdeen, AB11 5BP

- NIA - 274.1 Sq. m (2,949 Sq. ft) approx.
- Class 1 retail unit (formerly Class 3)
- Excellent pedestrian flow
- Central, improving pitch
- Directly adjacent to Miller and Carter



LOCATION

The subjects are located on the South Side of Union Street, between Adelphi and Shiprow, in the heart of Aberdeen City Centre. Approximately 1 mile long, Union Street is the City's main retail and commercial thoroughfare.

The surrounding area is and has been undergoing considerable development. Directly adjacent to the subjects is Brewdog as well as the newly opened Miller and Carter. The recently developed Marishal Square development is also nearby comprising 173,500 sq ft of Grade A office accommodation, a Residence Inn by Marriott and 28,000 sq ft of retail and leisure space, with occupiers such as All Bar One, Prezzo, Costa Coffee and Tony Macaroni.

The neighbouring Shiprow development also includes a 107 bed Ibis Hotel, the Grosvenor Casino and the Lane7 bowling alley.

DESCRIPTION

The shop forms part of a four storey, basement and attic, mid-terraced tenement building of traditional granite block construction under a pitched and slated roof.

To the rear of the tenement lies a single storey extension of granite construction with a flat mineral felt covered roof. There is a full width aluminium framed display frontage with recessed doorway and signage above. Internal finishes generally comprise lino covered timber floors, painted plasterboard walls and ceilings and a mixture of spot and fluorescent strip lighting.

A fixed stair leads down to the front basement area where three toilets and an office are situated.

There is a further storage basement to the rear with trapdoor access.

Our clients also own the adjacent unit at 27 Union Street, which may also be available for purchase, subject to the existing occupational lease.

ACCOMMODATION

We calculate the following approximate Net Internal floor area (NIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

Floor/Description	Sq. m	Sq. ft
Ground Floor:	188.9	2,033
Basement Office:	22.0	236
Male, Female & Staff Toilets:	26.3	283
Rear Store:	36.9	397
TOTAL:	274.1	2,949

PRICE:

Offers over £200,000 exc. are invited.

ENTRY

Immediate, upon conclusion of missives.

RATING

The premises are currently entered in the Valuation Roll with a Rateable Value of £32,500 effective from 1 April 2017. The rate's poundage for 2017/18 is £0.48.

EPC

The premises have an EPC Rating of G.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The purchaser will be responsible for LBTT and registration dues as appropriate.

VAT

The price quoted is exclusive of any VAT that may be applicable.

VIEWING AND OFFERS

By prior arrangement with the sole selling agents, to whom all formal offers should be submitted in Scottish legal form.



To arrange a viewing contact:



Bruce Murdoch

Partner

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Emma Gilbert

Surveyor

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IMPORTANT NOTICE

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6. Date of Publication: August 2018