



DUE TO RELOCATION - PRIME RETAIL UNIT ADJACENT TO CAFE NERO AND IN CLOSE PROXIMITY TO MARKS & SPENCER, SPORTS DIRECT, SCHUH, FIVE GUYS AND THE BON ACCORD SHOPPING CENTRE



**FG Burnett**



TO LET

**81 Union Street**

Aberdeen, AB11 6BD | 67.53 sq.m (726 sq.ft)

To request a viewing call us on 01224 572661

[FGBURNETT.CO.UK](http://FGBURNETT.CO.UK)



50 metres

Experian Goad Plan Created: 13/04/2023  
Created By: F G Burnett



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## LOCATION

The subjects are located on the prime stretch of Union Street. Occupiers in the vicinity include Cafe Nero, Marks & Spencer, Sports Direct, Five Guys and Schuh. The Bon Accord Shopping Centre is close by.

## DESCRIPTION

The subjects comprise a shop unit arranged over ground, basement and sub-basement floors providing sales area together with staff and storage facilities.

## FLOOR AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate net internal areas calculated:

SALES SPACE		
Net Frontage	4.52 m	14'8"
Gross Frontage	5.05 m	16'5"
Ground Floor	45.33 sq.m	488 sq.ft
ANCILLARY /STORAGE		
Basement	8.80 sq.m	94 sq.ft
Sub Basement	13.40 sq.m	144 sq.ft
<b>Total</b>	<b>67.53 sq.m</b>	<b>726 sq.ft</b>

**Lease** The premises are held on a 25-year lease from 31 May 2002 with a lease expiry on 30 May 2027.

**Rent** Upon application

**Rateable Value** The property has a Rateable Value of £18,750 effective from 1 April 2023.

**Rates Detail** Any incoming occupier will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority at [www.saa.gov.uk](http://www.saa.gov.uk)

**Use** The property is available for any use within Class 1 of the Town & Country Planning (Use Classes) Scotland Order 1997. Interested parties should carry out their own due diligence in this regard.

**VAT** Any prices quoted are exclusive of VAT which may be applicable.

**Legal Costs** Each party is responsible for their own legal costs incurred in the transaction.

**Entry** Upon conclusion of all legalities

**EPC** Copy available on request.

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## VIEWING & OFFERS

All offers should be submitted in writing to the joint agents.

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