

ON THE INSTRUCTION OF FRASERS GROUP
TO LET
LARGE BASEMENT UNIT



59 UNION STREET
ABERDEEN

LOCATION

The subject property occupies a prominent position on Union Street, Aberdeen's main shopping thoroughfare, close to the junction with Market Street.

Aberdeen is Scotland's third largest city with a population of 228,000 with a further regional catchment in excess of 500,000. Aberdeen welcomes over 1 million tourists annually and boasts one of the most dynamic economies in the UK.

Neighbouring occupiers include Marks & Spencer, Evans Cycles, Sports Direct, Virgin Money and Caffè Nero, additionally the Bon Accord Centre and the Trinity Centre both have entrances on Union Street.

ACCOMODATION

The property has been stripped back to shell and forms a large basement, extending to the following approximate floor area;

BASEMENT : 11,363 sq ft (1,055.7 sq m)

LEASE TERMS

The property is available on a new long term lease.

RENT

Available on application.

PLANNING

The property currently benefits from Class 3 (Restaurant) Consent under the Town & Country (Use Classes) (Scotland) Order 1997. The premises could be suitable for a variety of uses and interested parties would be advised to consult directly with the planning department in this regard.

RATING

With effect from April 2023 the premises are listed in the 2023 valuation roll as follows:

Rateable Value: £76,500
Commercial Rate Pounding: £0.56
(Exclusive of water & sewerage).

ENTRY

The unit is available for immediate occupation.

Energy Performance Certificate
An EPC is available upon request.



LEGAL COSTS

Each party to bear their own legal costs incurred in connection with this transaction with the ingoing tenant responsible for VAT, stamp duty and any costs incurred thereon.

VIEWING & FURTHER INFORMATION

Viewing and further information is strictly by appointment only through:

Kevin Sims
kevin@simsproperty.co.uk
Mobile: 07590 485299

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