

148 Union Street Aberdeen AB10 1LX

lot 81

Heritable City Centre Retail Opportunity

- City Centre Location
- Principal retail thoroughfare
- Close to Aberdeen Railway Station and the Union Square and Trinity Shopping Centres

- Nearby occupiers include Boots the Chemist, Superdrug, Waterstones and Caffè Nero

Vacant Possession



Location

Miles: 67 miles north-east of Dundee

Roads: A90, A96

Rail: Aberdeen Railway Station

Air: Aberdeen Airport

Situation

Aberdeen is the third largest city in Scotland, known globally as a hub for the oil and gas sector. The property is situated on the north side of busy Union Street, close to its junction with Bridge Street. Union Street is the principal retail thoroughfare in Aberdeen City Centre, linking King Street in the east with Holburn Street to the west. Neighbouring occupiers include Boots the Chemist, Superdrug, Waterstones, Barclays Bank and Caffè Nero. Aberdeen Railway Station and the Union Square and Trinity Shopping Centres are also close by.

Description

The property comprises ground floor retail accommodation with ancillary accommodation on the basement and first to third floors. There is separate access to the upper floors. There may be a development opportunity for the upper floors subject to the relevant planning consents.

Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Retail	101.91 sq m	1,097 sq ft	VACANT POSSESSION
Basement	Ancillary	73.48 sq m	791 sq ft	
First	Ancillary	103.77 sq m	1,117 sq ft	
Second	Ancillary	93.02 sq m	1,001 sq ft	
Third	Former Residential	44.43 sq m	478 sq ft	
Totals		416.61 sq m	4,484 sq ft	

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Buyer's Legal Report Service

Dentons UKMEA LLP

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Seller's Solicitors:

Lindsays

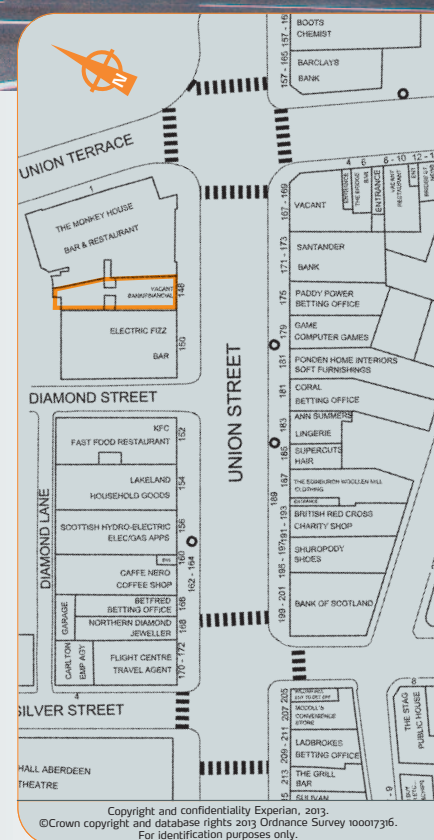
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