

# Lot 16

£79,000 Per Annum  
Exclusive

Tesco Express, 43-45 Union Street,  
**Aberdeen, AB11 5BN**

Heritable Supermarket Investment



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# Tenancy and accommodation

Lot 16

£79,000 Per Annum  
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## Key Details

- Prime location on Union Street opposite the Marischal Square office development
- New 20 year lease to Tesco Stores Limited (subject to an option)
- Neighbouring occupiers include Greggs, Semichem, Poundland, Miller and Carter and Brewdog
- The rent is reviewed to open market with a cap of 2.5% p.a. compounded annually to a maximum of 13.14% over five years
- Currently producing £79,000 p.a.x.

## Location

Miles: 67 miles north-east of Dundee  
Roads: A90, A96  
Rail: Aberdeen Railway Station  
(Mainline and Scotrail)  
Air: Aberdeen Airport

## Situation

Aberdeen is the third largest city in Scotland, known globally as an oil and gas centre and energy research hub. The property is situated on the south side of the Union Street at its eastern end, between the St Nicholas Centre and Broad Street linking to the Marischal Square office development. Union Street is the principal retail thoroughfare in Aberdeen city centre. Neighbouring occupiers include Greggs, Ladbroke's, Poundland, Miller & Carter and Semichem.

## Description

The property will comprise a newly fitted out Tesco Express supermarket arranged over ground and basement floors within a C listed granite tenement building (the upper floors are in separate ownership). Retail sales accommodation will be provided at ground floor level together with storage and plant at basement level. The property is currently being fitted out by the tenant.

## Tenure

Heritable.

## VAT

VAT is applicable to this lot.

## Energy Performance Certificate

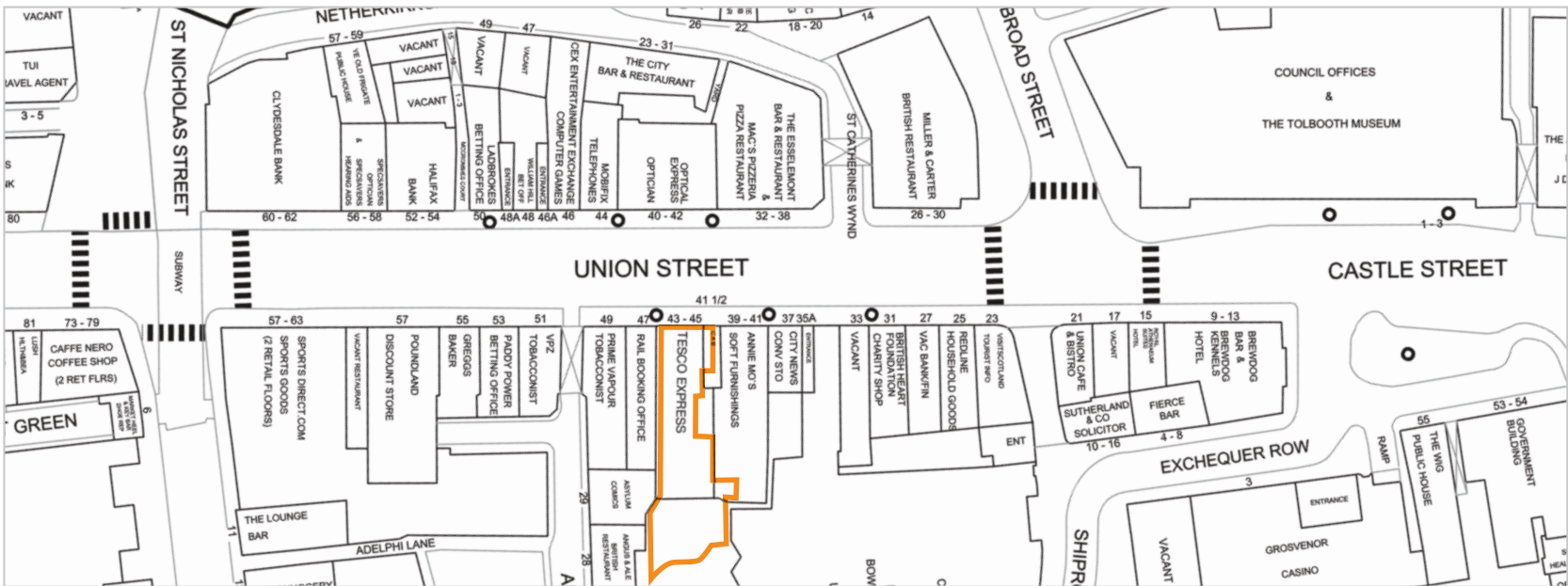
Band E. Please see the legal pack for further information.

## Viewings

Please contact Mhairi Archibald (07718899341)



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