



## LEASE FOR SALE PRIME RETAIL UNIT 123 UNION STREET, ABERDEEN

### LOCATION

The subjects are located the prime section of Union Street. Nearby traders include **McDonalds**, **Goldsmiths**, **Game** and **Orange**.

### DESCRIPTION

The subjects comprise a double fronted shop unit contained within a substantial granite building.

### ACCOMMODATION

We are advised that the unit extends as follows:

Net Frontage 17'8 Depth 78'

Ground Floor - 1320 sq ft  
Basement Sales - 556 sq ft  
Basement Store - 384 sq ft  
Sub-basement - 337 sq ft  
Remote Store - 84 sq ft

### RATEABLE VALUE

We are advised that the subjects have a current rateable value of:  
£81,000

### RENT

£124,000 per annum

### LEASE TERMS

The subjects are held on a full repairing and insuring lease expiring 10<sup>th</sup> November 2019. The next rent review is due 11<sup>th</sup> November 2014.



### INCENTIVES

Incentives are available to tenants of a suitable covenant.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the transaction with the ingoing tenant being responsible for SDLT registration dues and VAT incurred thereon.

### ENTRY

By agreement.

### VIEWING AND FURTHER INFORMATION

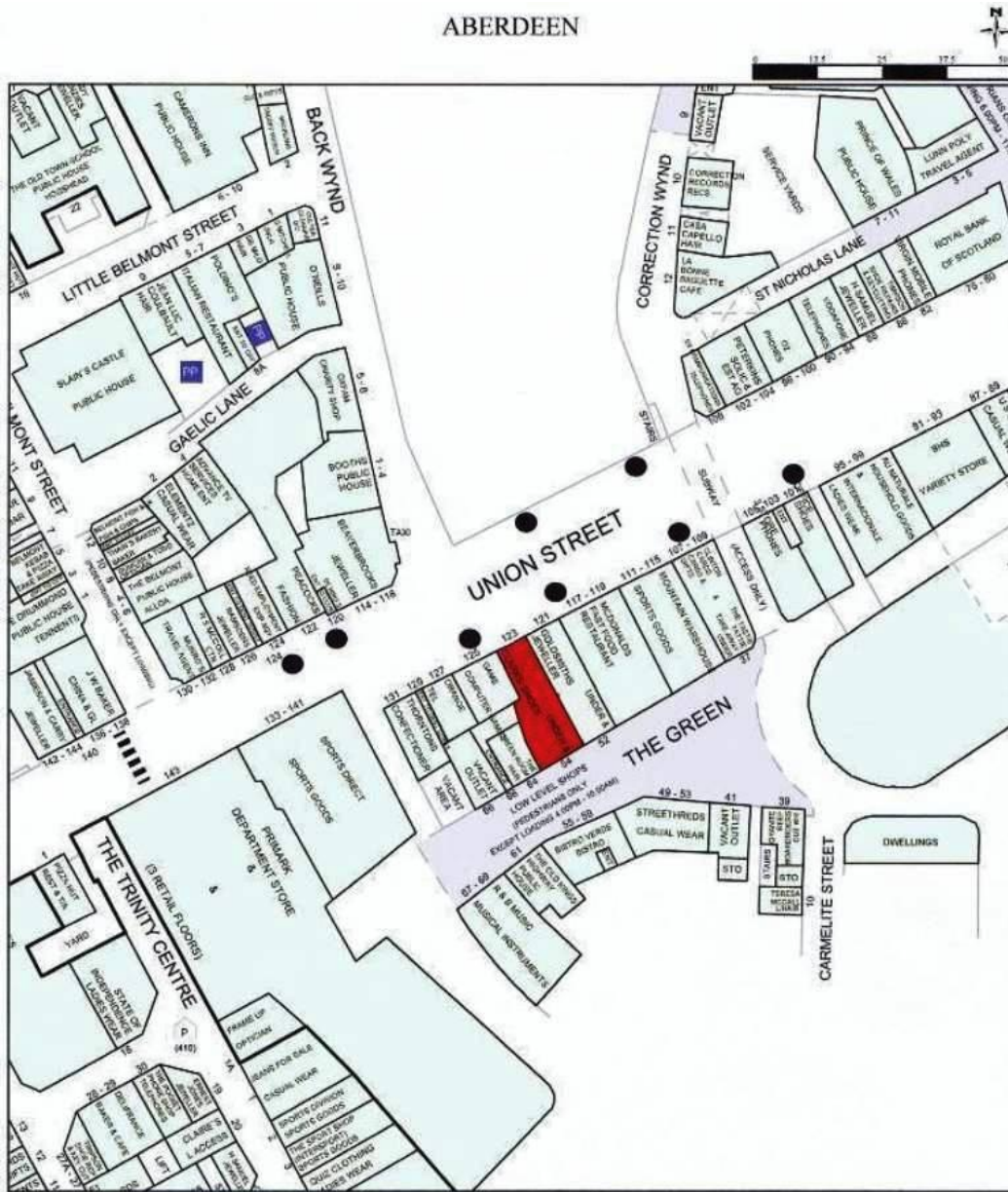
Strictly by appointment.

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ABERDEEN



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