

# Culverwell

PROPERTY CONSULTANTS

## RETAIL PREMISES TO LET

215-219 UNION STREET, ABERDEEN, AB11 6BA

### LOCATION

Aberdeen is Scotland's third city and is regarded as the oil capital of Europe with a population of over 215,000 people and an estimated catchment in excess of 500,000 people. Aberdeen is the primary regional business and shopping destination for the north east of Scotland, situated approximately 121 miles north of Edinburgh and 70 miles north of Dundee. Union Street forms the main retail thoroughfare through the city centre.

The premises are situated in a prominent central location on the south side of Union Street, in the block bounded by Dee Street to the west and Crown Street to the east. Nearby occupiers include HBOS, Caffè Nero, Lakeland, KFC, McColls, Edinburgh Woollen Mill, Burger King and Clarks.

### DESCRIPTION

The premises comprise two multiple windowed retail units arranged over the ground, basement and mezzanine floors of a three storey granite-built building under a pitched and slated roof. The main net internal areas are as follows:

215 Union Street		
Ground Floor	612 sq ft	56.85 sq m
Basement	528 sq ft	49.05 sq m
Mezzanine	160 sq ft	14.86 sq m

219 Union Street		
Ground Floor	765 sq ft	71.07 sq m
Ground Floor Store	55 sq ft	1.35 sq m
Basement	752 sq ft	69.86 sq m

The premises are also potentially available as one combined unit. Further details available upon application.

### RATING

We are verbally advised by the local Assessors Department that the subjects are entered in the Valuation Roll as follows:

215 Union Street  
Rateable Value - £28,750  
Commercial Rate Pounding - £0.407

219 Union Street  
Rateable Value £37,000  
Commercial Rate Pounding - £0.414  
(exclusive of water and sewerage rates)

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Misrepresentation Act 1967: See Important Note Overleaf



### RENT

Further details available on application.

### LEASE TERMS

The premises are available on the basis of a new full repairing and insuring lease for a minimum term of 10 years subject to 5 yearly upward only rent reviews.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the ingoing tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.

### ENTRY

By agreement.

### VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: Peter Hutton or David O'Shea  
Tel: 0141 248 6611  
Email: [peter@culverwell.co.uk](mailto:peter@culverwell.co.uk)  
[david.oshea@culverwell.co.uk](mailto:david.oshea@culverwell.co.uk)

UNDER OFFER

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