

# TO LET



**PRIME CITY CENTRE RETAIL UNIT**  
**131 Union Street, Aberdeen AB1 6BH**

**Griffin**  
**Webster**  
PROPERTY CONSULTANTS

# PRIME CITY CENTRE RETAIL UNIT

## Location

The shop is positioned within the 100% prime pitch of Union St Aberdeen, adjacent to EE and other leading multiples including McDonalds, Clarks Shoes, Primark and all those within the Trinity Shopping Centre which provides a link to Union Square Shopping Centre and the main Railway station.

## Description

This is an attractive compact shop with a return elevation and excellent width to depth ratio. Clear sales at ground level and staff / storage at both basement and sub-basement levels. As the existing tenant Thorntons plc have not committed to renew their lease which expires in 3 February 2017 we expect that the shop will be returned in pristine condition.



## Planning

Class 1 retail is established however with the delayed entry date there is ample time to submit a planning application for change to Class 2 or 3.

## Rating

Entered in the current Valuation Roll at RV £66,500, rates payable approximately £33,250. As at 1 April 2017 the subjects will be re-assessed and we would hope for a reduction to reflect the drop in rental values on Union St.

## Lease Terms

The premises are offered on a full repairing and insuring lease of minimum 10 years duration perhaps with a break option at the end of year 5. We are seeking an initial rental in the region of £65,000 pax.

## Viewing

We are advised by the current tenant's agent viewing will only be permitted with adequate notice and photographic evidence of identity. All further information from sole agent David Griffin.

## Further Information

For further details of viewing, site conditions, planning and disposal terms please contact sole agent:

David Griffin  
Griffin Webster  
Tel: 0141 248 7808  
Mobile: 07808 148 957  
Email: david@griffinwebster.co.uk

## Dimensions and Floor Areas

	Size M	Size Ft
Gross Frontage	6.5 m	21 ft 4ins
Internal Width	5.14 m	16 ft 10ins
Shop Depth	13.37m	43 ft 10 ins
Ground	74.14m	798 ft
Basement	50.35m	542 ft
Sub-basement	58.81m	633 ft
Total	183.30m	1,973 ft



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