



Attractive City Centre Investment Let to Adams Watch Specialist Ltd

Rent: £25,000 pa

Expiry: 3rd September 2029

Price – O/O £235,000

Location

The premises are located on the north side of Union Street, Aberdeen's main shopping thoroughfare, between Belmont Street and Crown Back Wynd. This is a long established retailing location with significant footfall generated from nearby office developments.

Nearby occupiers include Tag, Ramsdens, Bargain Buys, GDK and Beaverbrooks. The Trinity Shopping Centre is located on the opposite side.

Accommodation

The premises comprise a double fronted retail unit over ground and basement floors within a larger four storey traditional granite building.

Internally the property offers open plan retailing space at ground floor together with staff/office/storage facilities at basement level.

The premises extend to the following approximate areas:

Ground Floor: 522 sq ft / 48.49 sqm

Basement: 357 sq ft / 33.17 sqm

Tenancy

Let to Edinburgh Adams Watch Specialist Ltd at a rent of £25,000pa until 3rd September 2029.

Price

O/O £235,000 are sought

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



BRITTON
PROPERTY

Investment For Sale

122a Union Street
Aberdeen AB10 1JJ

