



Attractive City Centre Investment
Let to Santander UK Plc on an FRI Lease
Rent: £57,000 pa
Expiry: 31st December 2030 – 2025 break removed
Price offers over £595,000

Location

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

Nearby occupiers include Paddy Power, Geek Retreat, Ann Summers, British Red Cross, Barclays, and Boots. The premises is also situated close to Union Terrace Gardens which has just re-opened after a £28.3m refurbishment.

Accommodation

The premises comprise a double fronted retail unit over ground and first floors within a larger four storey traditional granite and slate Grade B listed building.

Internally the property offers open plan retailing space decorated to a high standard in the tenants' corporate specifications. Access to the first floor is gained via a single staircase to the rear of the demise, providing stores, staff tea prep and staff w.c facilities.

The premises extend to the following approximate areas:

Ground Floor: 2,812 sq ft / 261.24 sqm
First Floor: 357 sq ft / 33.17 sqm

Tenancy

Let to Santander UK Plc Ltd t/a until 31st December 2030 on a FRI lease. The passing rent is £57,000pa.

Santander UK Plc are a wholly owned subsidiary of Banco Santander SA. Interested parties can review Santander UK Plc's 2021 annual accounts online. Pre-tax profits for the latest year are stated as being £1.85B.

Price

Offers over £595,000 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

For Sale

171-173 Union Street
Aberdeen AB11 6BB



Viewing strictly by appointment with -

BRITTON PROPERTY

Andrew Britton

T. 07990 505 421

E. andrew@brittonproperty.co.uk

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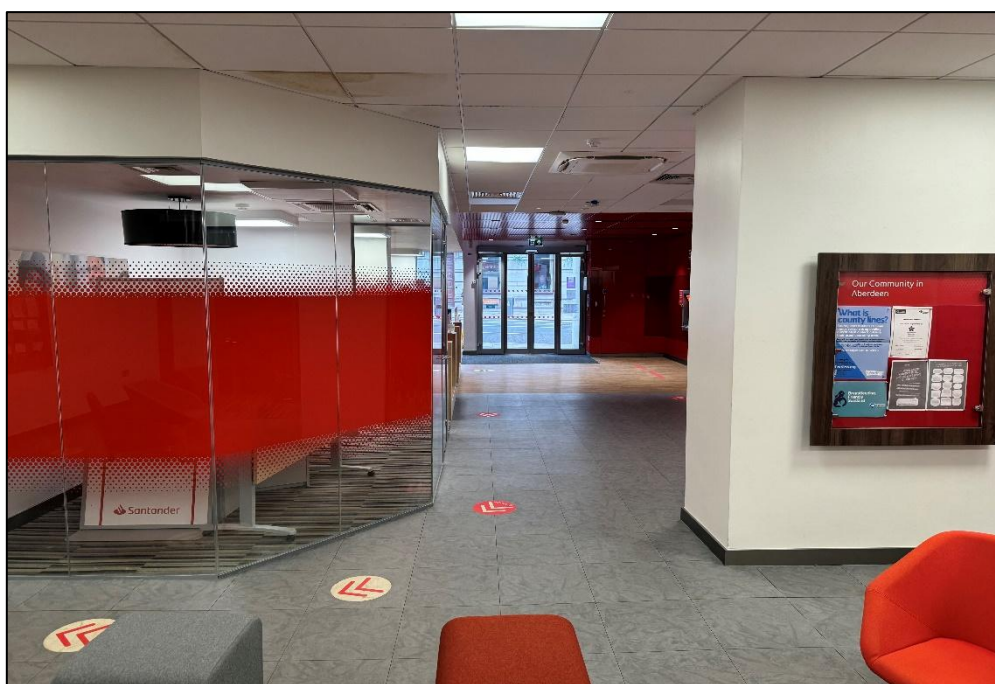




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