

TO LET (subject to vacant possession)

PRIME RETAIL UNIT – *WITH CLASS 3 PLANNING CONSENT*

Unit 1, 1-7 St Nicholas Street, Aberdeen, AB10 1HE



LOCATION

Aberdeen is Scotland's third largest city with a catchment in excess of 770,000 persons and a resident population of approximately 210,000 persons.

Aberdeen is Scotland's wealthiest city with residents having the second highest disposable income in the UK behind central London.

The subject premises are situated on arguably the prime high street retail & leisure street in the city, St Nicholas Street, with nearby occupiers including Five Guys, Schuh, M&S, Caffè Nero and Sports Direct.

Accommodation

The property comprises a retail unit over ground, first and second floors:

Ground Floor	887 sq ft (82.40 sq m)
First Floor	761 sq ft (70.69 sq m)
Second Floor	608 sqft (56.48 sq m)

Rent

Upon application.

Rating

The premises have not yet been assessed by the Rates Authority.

Energy Performance Certificate

Energy Performance Certificate rating is available upon request.

VAT

All prices, rents, etc, are quoted exclusive of VAT which will be charged at the prevailing rate.

Term

The property is available on a new full repairing and insuring lease subject to the Landlord securing Vacant Possession.

Annual Service Charge

£4,890 (ex VAT)

Planning

The unit benefits from Class 3 (Food & Drink) consent however may be suitable for other uses subject to securing the necessary consents from the Local Planning Authority.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. The ingoing tenant will be responsible for the Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Viewing & Further Information

All viewings and further information is strictly via the sole letting agents.

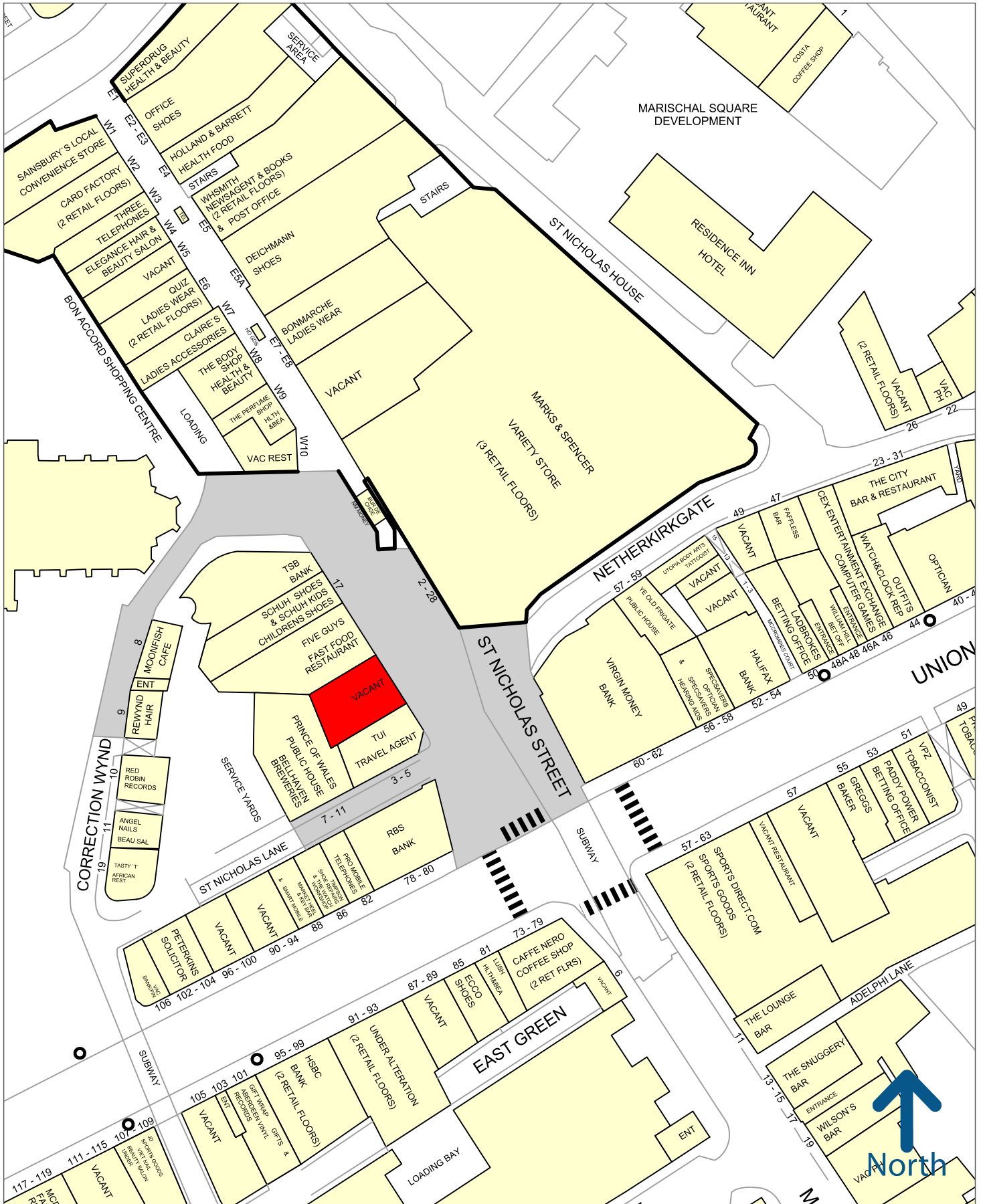


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Subject to Contract
Date: June 2022

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- (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate.



50 metres

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Created By: HSA Retail Limited



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