

TO LET

PRIME RETAIL

ABERDEEN

85 Union Street, Aberdeen, AB11 6BD

****Directly adjacent to the Aberdeen Market Redevelopment****



Key Highlights

- Aberdeen is Scotland's third largest city with a population in the region of 228,000 and a catchment of 500,000 people.
- Aberdeen welcomes over 1m tourists each year (pre-covid) and boasts one of the most dynamic economies in the UK.
- Over £10bn of public and private infrastructure investment is due to be delivered in Aberdeen before 2030.
- The property is located on the south side of Union Street, within the prime retail pitch of Aberdeen's principal shopping thoroughfare and sits immediately opposite **RBS**.
- Other occupiers located nearby include **Sports Direct, Poundland, Greggs, Virgin Money, Specsavers, Tui** and **Timpsons**.

SAVILLS ABERDEEN
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ABERDEEN MARKET

The subject property sits directly adjacent to the former BHS and Aberdeen Market, which is currently being redeveloped to create an outstanding markethall and public realm space that will completely transform this section of Union Street.

The new market will link many of the major areas of activity in Aberdeen including Union Square and Bon Accord Shopping Centre, Marischal Square leisure and office complex, and Aberdeen bus and railway stations. This will significantly enhance the location and passing footfall for the subject property.”



Aberdeen Market will create a new vibrant, iconic city centre destination for local traders, businesses and artisan workshops, as well as cultural opportunities.

Accommodation

The property is arranged over ground and basement floors, comprising the following approximate NIA:

Ground:	675 sq ft	62.7 sq m
Basement:	989 sq ft	91.9 sq m

Rent

Available on request.

Tenure

The premises are available on a new 10 year FRI lease, incorporating a 5 yearly upward only rent review.

Rates

Rateable Value:	£75,000
UBR (2021/22):	£0.503
Rates Payable:	£37,725 pa

(Interested parties are advised to make enquiries with the Local Authority.)

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC Rating

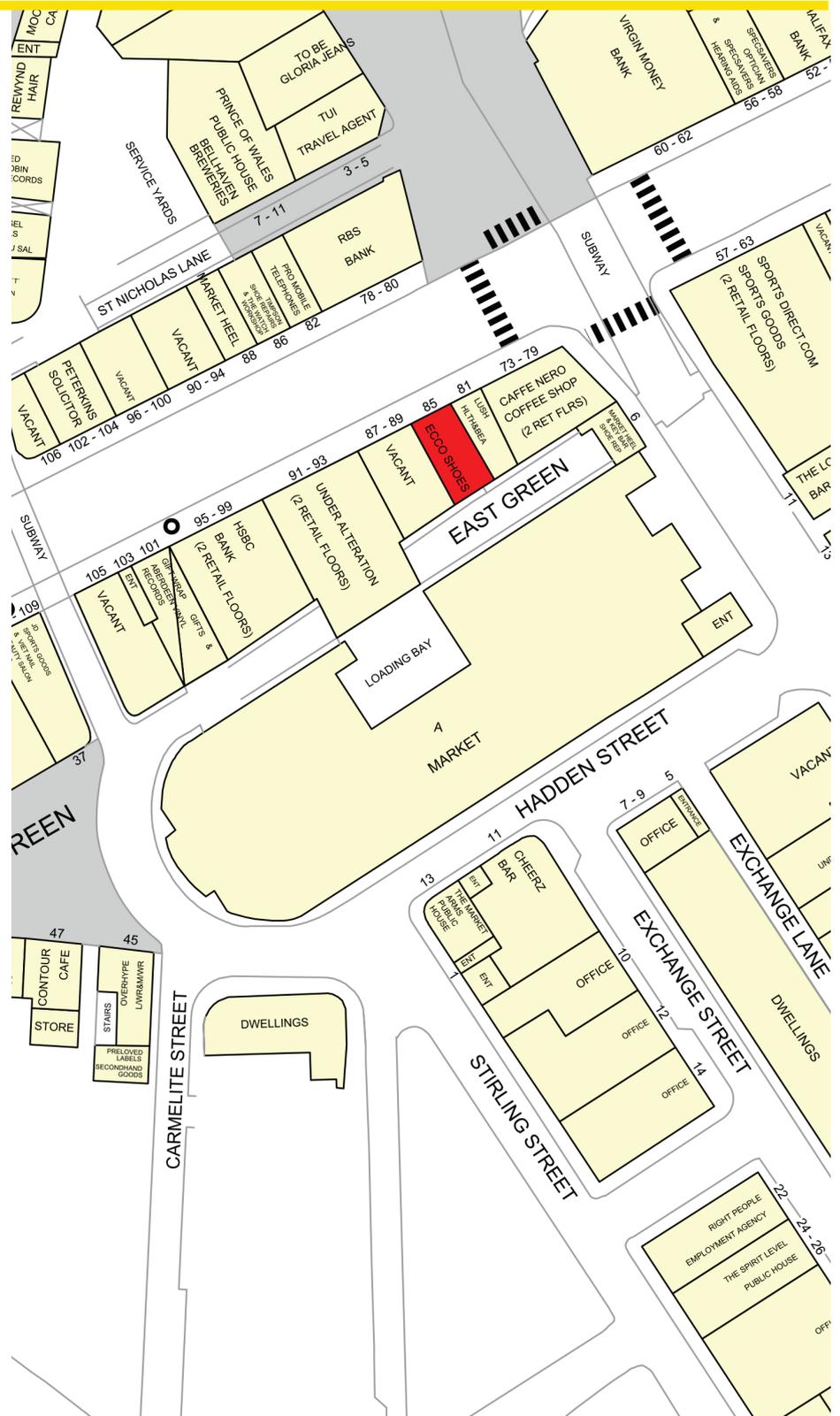
Full Energy Performance Certificate available on request.

Further Information and Viewing

Further information is available upon request. Viewing is strictly by appointment with Savills.

AML

The letting agents are legally obliged to comply with the Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002 and are supervised by HM Revenue & Customs. We require to identify who is selling or letting a property and who is buying or renting it. In this regard, we are now required to conduct due diligence on both our client and any counterparty. Following an offer being made or received, the prospective purchaser or occupier will need to provide proof of identity and residence, along with proof of funds for any prospective purchase before the transaction can proceed.



Contact

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