

LEASE AVAILABLE

FITTED RESTAURANT UNIT

# ABERDEEN CITY CENTRE

Unit FS11, Union Square, Aberdeen, AB11 5RG



## Key Highlights

- Aberdeen is Scotland's 3rd largest city with a population of approximately 215,000.
- The subjects are located in Union Square, which is one of the premier shopping destinations in Scotland. The mall extends to 555,000 sq ft of prime retail, F&B and leisure accommodation.
- The subjects comprise a fitted restaurant. Full details of fixtures and fittings, which may be available by separate arrangement, are available upon request.
- Union Square is home to major retail brands including M&S, TK Maxx, Zara, NEXT, Apple and H&M. Food and Beverage operators close to the subjects include Wagamama, Nandos, Zizzi, YO! Sushi, Brewdog and TGI Fridays.

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## Accommodation

The premises comprise a fitted restaurant located on the upper mall.

The approximate net internal areas are as follows:

### Tenure

Ground Floor:	1,086 sq ft	101 sq m
Mezzanine	124 sq ft	12 sq m
<b>Total</b>	<b>1,210 sq ft</b>	<b>113 sq m</b>

The subjects are available by way of assignment of the existing lease.

The property is held on a 10 year lease with effect from 9 November 2022 at a current rent of £50,000 pa, with a rent review on 9 November 2027. A tenant break option exists on 9 November 2027.

### Rates

Rateable Value:	£29,750
UBR (2023/24):	£0.498
Rates Payable:	£14,816

(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 & Viewing

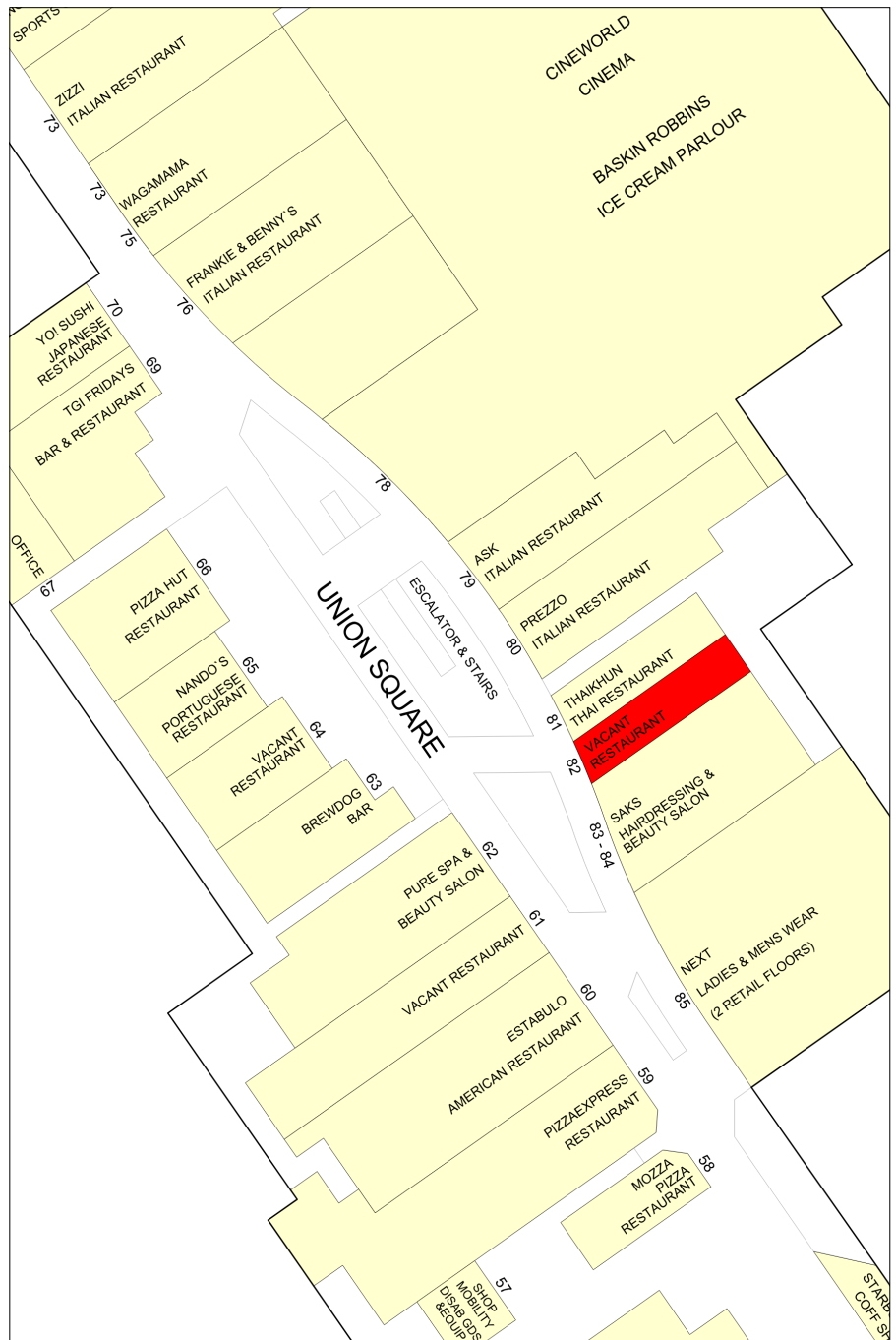
Further Information & Viewing upon request. Viewing strictly by appointment with Savills.

## Contact

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