



CITY CENTRE RETAIL UNIT WITH PROMINENT CORNER LOCATION

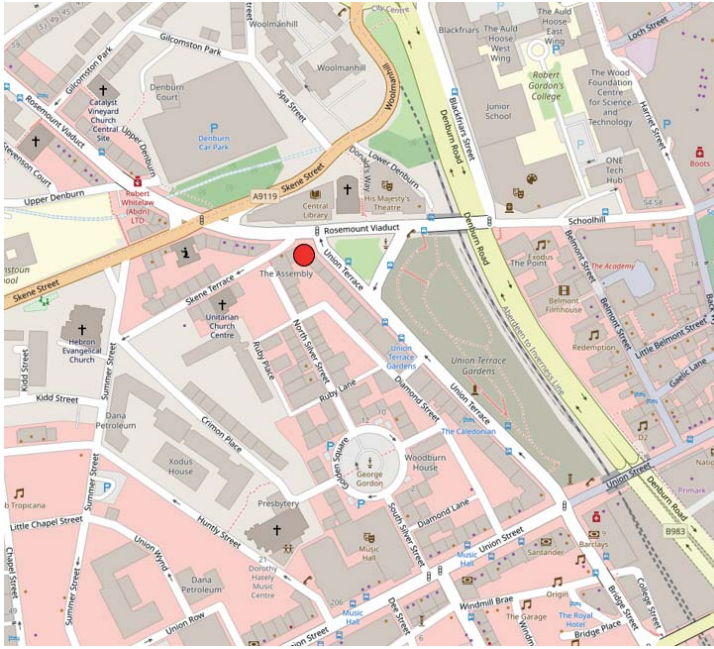


TO LET  
**43 Union Terrace**

Aberdeen, AB10 1NP | 44.62 sq.m (480 sq.ft)

To request a viewing call us on 01224 572661

[FGBURNETT.CO.UK](http://FGBURNETT.CO.UK)



## LOCATION

The property is located in a prominent corner location on Union Terrace within Aberdeen City Centre. The property is situated within walking distance of Union Street which is Aberdeen's principal commercial thoroughfare. The Central Library and His Majesty's Theatre are located opposite. Union Terrace Gardens is also located opposite and is currently undergoing a £28 million renovation with other nearby occupiers including Ellee's Hair Design, Mains Highlandwear, Distinction Hair Design and The Kirk View Café.

## DESCRIPTION

The property comprises a ground floor retail unit forming part of a three storey and attic granite building having a pitched and slated roof. Internally the property comprises Sales Area together with ancillary staff and storage facilities.

## RENT

£10,000 per annum.

## RATEABLE VALUE

The valuation roll shows a rateable value of £8,200 with effect from 1st April 2017. Any incoming tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

## LEASE TERMS

The property is available on the basis of a new full repairing and insuring lease of negotiable duration. The lease will contain a provision for upward only rent reviews at regular intervals.

## EPC

Copy available on request.

## VAT

The rent quoted is exclusive of VAT.

## LEGAL COSTS

Each party will bear their own legal costs associated with the documentation of a lease. The incoming tenant will be responsible for any LBTT and Registration Dues applicable.

## ENTRY

Upon conclusion of all legalities.

## FLOOR AREA

The subjects have been measured in accordance with The RICS Code of Measuring Practice (Sixth Edition) on a net internal area basis and the following approximate area derived:-

Ground Floor Total	44.62 sq.m	480 sq.ft
--------------------	------------	-----------

## VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

### DANIEL MITCHELL

t. 01224 597539  
e. daniel.mitchell@fgburnett.co.uk

### RICHARD NOBLE

t. 01224 597528  
e. richard.noble@fgburnett.co.uk

**FGBURNETT.CO.UK**