

# RETAIL UNIT WITH CLASS 3 / TAKEAWAY CONSENT TO LET



**166 UNION STREET  
ABERDEEN, AB10 1QT**

## LOCATION

The property is located on the north side of Union Street, Aberdeen's principal shopping thoroughfare with nearby occupiers including Flight Centre, Café Nero, Chaophraya, British Red Cross, Lakeland, KFC, Shuropody, Co-op and the newly refurbished Music Hall.

Aberdeen is Scotland's third city with a population of around 230,000, a catchment of 500,000 and boasts one of the most dynamic economies within the UK.

The site is as shown on the street plan opposite for identification purposes only.

## DESCRIPTION

The property comprises a traditional lock up unit arranged over ground and basement floors of a three storey, attic and basement building of substantial granite and slate construction.

The following accommodation is provided:	Net Internal Area
<b>Ground Floor</b>	
Sales/seating area, servery	43.20m <sup>2</sup> (465 sq ft)
<b>Basement</b>	
Toilet, 4 individual office/stores	37.55m <sup>2</sup> (404 sq ft)
<b>Total</b>	<b>80.75m<sup>2</sup> (869 sq ft)</b>

## PLANNING

The property currently benefits from class 3 (food and drink) and sui generis (takeaway) use under the Town & County Planning (Use Classes) (Scotland) Order 1997.

## SERVICES

All mains services are installed.

## RATING ASSESSMENT

The property is entered in the current valuation roll as follows:

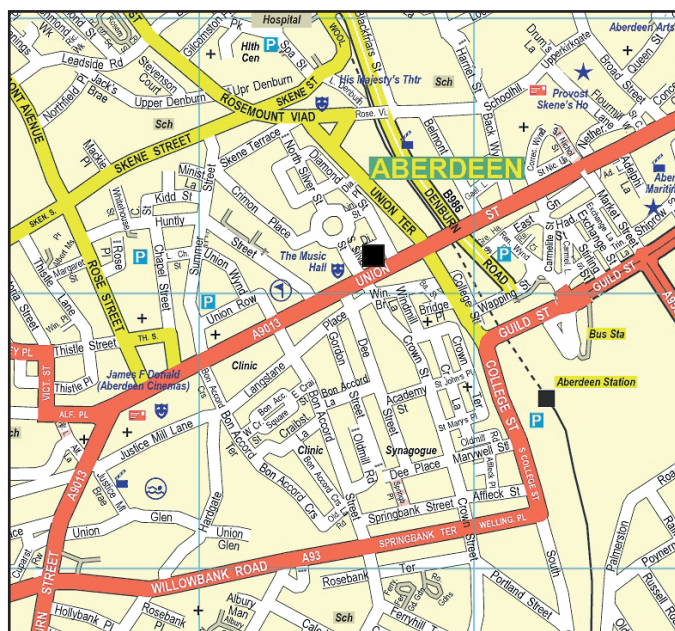
Net & Rateable Value – £25,750.

The Uniform Business Rate for the year 2019/2020 is 49p in the £.

Any ingoing tenant will have right of appeal.

## LEASE TERMS

The property is offered on a new full repairing and insuring lease for period to be negotiated incorporating rent reviews at appropriate intervals.



## RENTAL

£17,500 per annum, exclusive.

## VAT

All figures quoted are exclusive of Value Added Tax.

## ENTRY

Immediately on completion of legal formalities.

## EPC

This property has an Energy Performance Rating of E. Further details on request.

## LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner.

## OFFERS & VIEWINGS

All offers should be submitted in writing to the sole Agent who will also make arrangements to view on a strictly by appointment basis.