

Aberdeen - 181a Union Street AB11 6BB
Heritable Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Investment Consideration:

- Purchase Price: £350,000
- Gross Initial Yield: 7.86%
- Rental Income: £27,500 p.a.
- VAT is applicable to this property. TOGC available.
- Heritable (Scottish Equivalent of English Freehold)
- Comprises mid-terrace ground floor retail shop t/a Merkur Slots
- Let until August 2036. Rent review and tenant option to determine in August 2031
- Located within the heart of Union Street, adjacent to one of its principal junctions Union Terrace/Bridge Street.
- Aberdeen Bus and Rail Stations, Union Square and Trinity Shopping Centre are all within easy walking distance.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 181a (Ground Floor)	Ground Floor: 222.37 sq m (2,394 sq ft) Open plan retail, office, storage, kitchen, wc`s	Merkur Slots UK Limited	15 Years from 4 August 2021	£27,500	Note 1: FRI Note 2: Rent review on 04.08.31 open market upward only. Note 3: Tenant option to determine on 04.08.31 with min 6 months notice.

Merkur Slots have expanded their brand to over 200 locations in the UK. The company has been trading since 1972 and in 2021 opted to rebrand from “Cashino Gaming” to “Merkur Slots”

Total £27,500

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Property Description:

Comprises ground floor retail unit t/a Mercure Slots. The property benefit from a glazed frontage with dual display windows flanking the access via a partially recessed double aluminium framed and glazed double doors leading to an open plan sales area. Internally the property is finished in accordance with Merkur Slots corporate specifications. Staff facilities and customer w.c's are situated to the rear of the demise, providing the following accommodation and dimensions:

Ground Floor: 222.37 sq m (2,394 sq ft)

Open plan retail, office, storage, kitchen, wc`s

Tenancy:

The property is at present let to Merkur Slots UK Limited* for a term of 15 years from 4th August 2021 at a current rent of £27,500 per annum and the lease contains full repairing and insuring covenants. Rent review on 04.08.31 open market upward only. Tenant option to determine on 04.08.31 with min 6 months notice.

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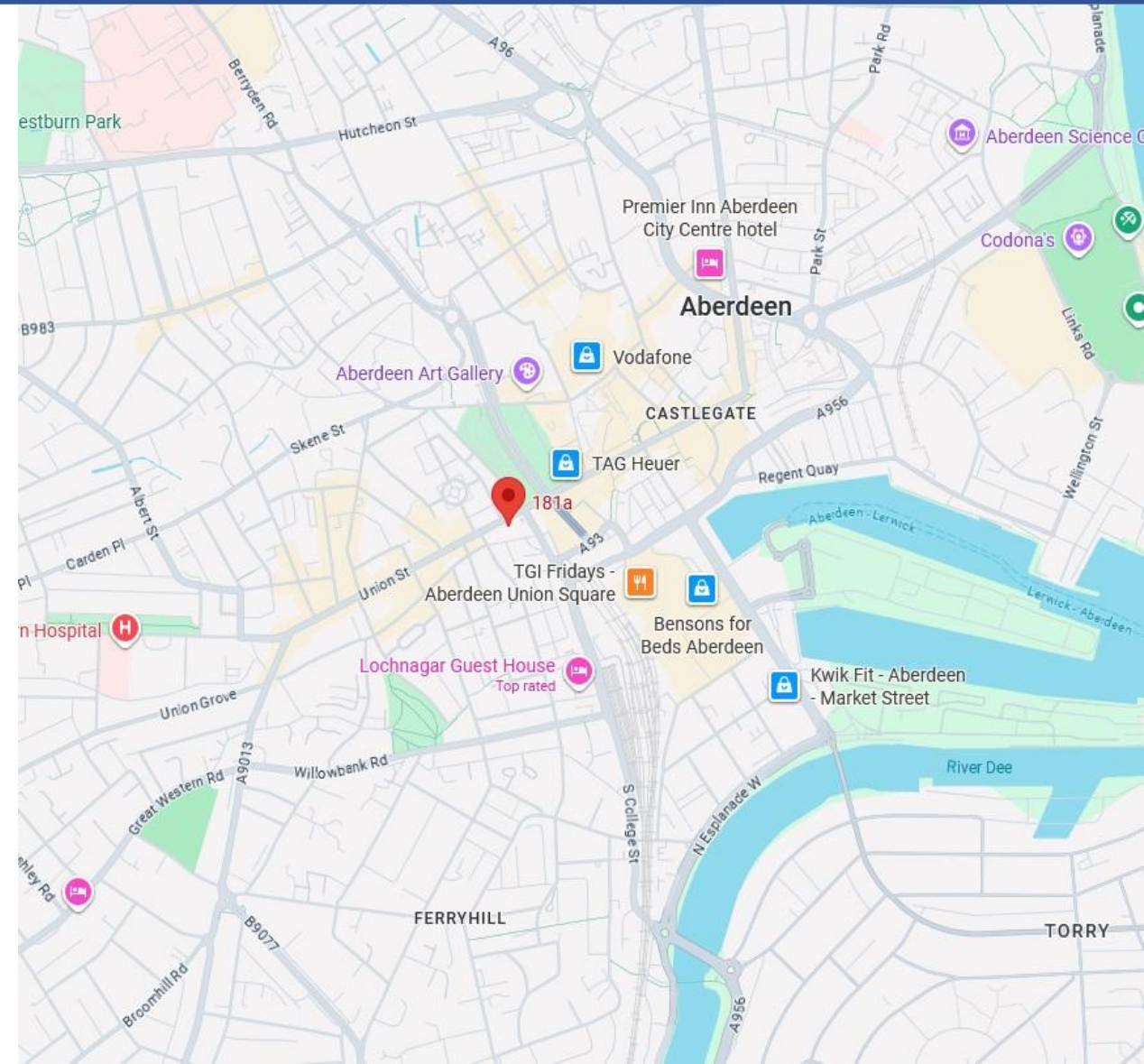
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Location:

Aberdeen is located approximately 180 km (125 miles) north of Edinburgh and 210 km (145 miles) north east of Glasgow. The city benefits from excellent road communications with the A90 and A96 offering direct links to Dundee and Inverness. In addition, the city is connected to the national rail network with direct services to London Kings Cross. Aberdeen International Airport is approximately 9.6 km (6 miles) north-west of the city centre and is used by around 3 million passengers a year for scheduled and charter holiday flights. Aberdeen City & Shire is the third largest city region in Scotland and home to almost 0.5 million people of which 230,000 live in Aberdeen. Aberdeen is one of the world's top five energy cities and has been ranked as one of the UK's most competitive cities with innovative industries, excellent academic and research capabilities and a highly skilled workforce. Alongside continued investment in energy, life sciences, tourism and hospitality, food, drink and agriculture, digital and the creative sectors are industries on the rise (Source: Aberdeen City Council). The property is located within the heart of Union Street, adjacent to one of its principal junctions Union Terrace/Bridge Street. Aberdeen Bus and Rail Stations, Union Square and Trinity Shopping Centre are all within easy walking distance of the property.



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Contacts:

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