INVESTMENT FOR SALE

TSA Property Consultants

Chaiiwala 229 Union Street, Aberdeen, AB11 6BQ

City Centre Location

- City Centre Location
- High Volumes of Passing Footfall
- Ground, Bsm & 1st Floors
- 3,614sq ft
- Held on F.R.I Lease
- Expiry 19th May 2034
- Passing £20,000p.a
- Price: o/o £220,000

LOCATION

Aberdeen is one of the fastest-growing cities in Scotland in recent years, driven by young professionals, international talent, and family in-migration. To this day it is still the undisputed energy capital of Europe – home to hundreds of oil & gas headquarters and a world-leading subsea engineering cluster.

The city has seen a successful pivot into the energy transition: Aberdeen is now the UK's largest hub for offshore wind (projects such as Seagreen, Neart na Gaoithe and the huge ScotWind leasing round), green hydrogen, carbon capture (Acorn CCS project), and floating wind innovation.

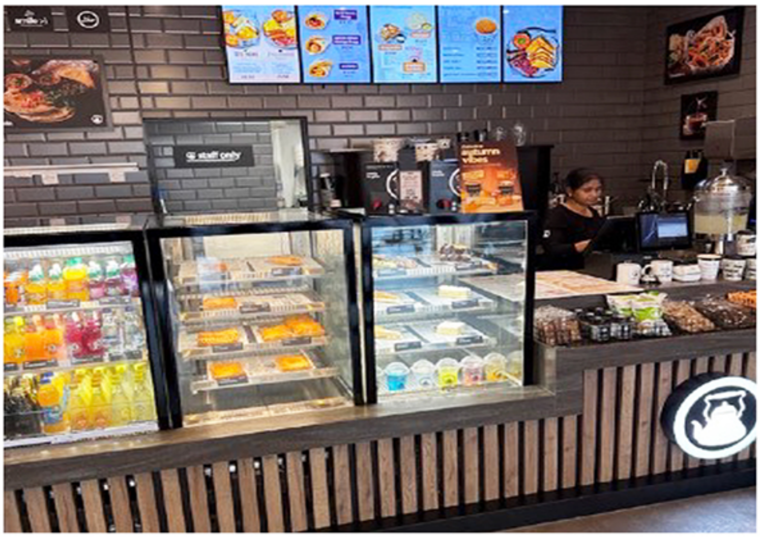
Investment into the city includes the Aberdeen Harbour South expansion (one of Europe's largest harbour projects) along with New Aberdeen Exhibition & Conference Centre with a wider £1 bn+ city-centre masterplan (new offices, homes, retail, public spaces). The city has Booming tech and digital cluster – OGTC (Net Zero Technology Centre), ONE CodeBase hub, and hundreds of energy-tech start-ups.

PROPERTY

Property comprises the ground floor of a larger mixed use of multi store development of traditional granite construction within Aberdeeen city Centre.

The property offers a dual frontage with centrally located entrance doors leading to a primarily open plan retailing space with customer seating.

Partitions have been erected to the rear to create staff facilities WC facilities and stores. The tenant also utilises basement and first floors for further storage space and capability for expansion.



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EXECUTIVE SUMMARY
The property is held in a Renfield repairing and shooting head lease expiring 19 May 2034 at a current passing rent of £20,000 per annum. The tenant has an option to determine on the 19th of May 2029, should the Tenant not exercise this break? They will be granted a six month rent free period. We understand the rent review cycles to fall every five years.

AREA
Ground: 129.8sqm (1,397sq ft)
Bsm:73.9sqm (795sq ft)
1st: 132.1sqm (1,422sq ft)

Total 335.8sqm (3,614sq ft)

SALE
The properties available on a freehold Investment basis for o/o £220,000

V.A.T.
Figures quoted exclusive of V.A.T.

LEGAL
Each party shall bear their own legal costs incurred in the transaction

VIEWING
Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

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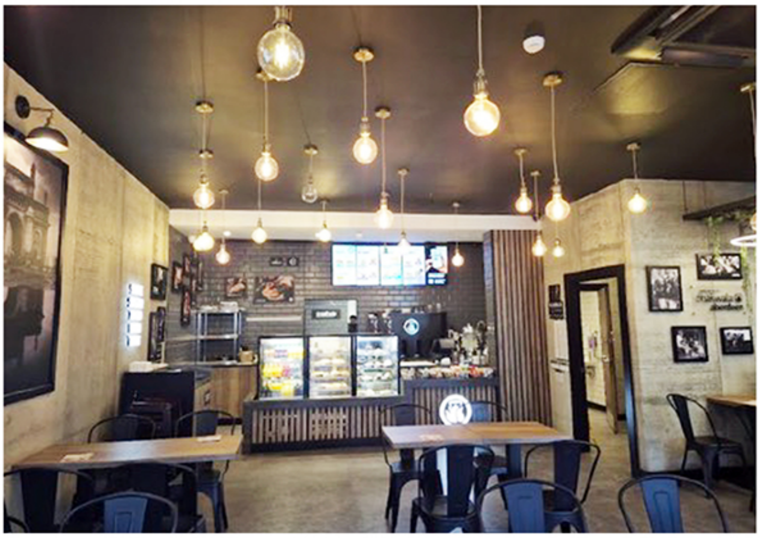

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General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering
TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:
The information contained within these particulars has been checked and unless otherwise stated, it is understood ot be materially correct at the date of publication After these details have been printed, circumstances may change out with our control When we are advised of any change we wil inform al enquiries at the earliest opportunity.