



175 Union Street, Aberdeen, AB11 6BB

Prime City Centre Location

- Busy Thoroughfare
- Ground & Bsm Floor
- Let To Paddy Power
- Expiry: 11th November 2027
- Passing Rent: £35,000p.a.x
- Price: £435,000

LOCATION

The units are located within the heart of Union Street the City's traditional commercial thoroughfare, in close proximity to the busy Union Street / Union Terrace junction and close to Union Terrace Gardens, currently benefitting from a circa £30M major regeneration. The City's Shopping Centres are all within walking distance as are the rail and bus stations. Occupiers in the vicinity include Primark, Barclays, HMV, Poundland, KFC and Lakeland. A Travelodge is close by as are a number of bars and restaurants.

PROPERTY

The property comprises a mid-terraced retail space within a mixed use development of traditional granite construction surmounted by a pitched roof. Benefitting from a prominent frontage, the property offers dual display windows flanking the partially recessed frontage of aluminium framed and glazed construction.

Internally the property is fitted out in accordance with the tenants corporate specifications with floors overlaid in laminated timber with lighting provided by way of fluorescent strips recessed within the suspended acoustic tile ceiling. The property has been partitioned to offer customer w.c and staff counter, with the basement floor accessed via a single staircase to the rear of the demise. The basement offers staff facilities, office and stores.

AREA

The property has been calculated to extend to following internal area:

Ground: 101.64sqm (1,094sq ft)

Bsm: 87.89sqm (946sq ft)

Total: 189.53sqm (2,040sq ft)



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EXECUTIVE SUMMARY

The property is held on a full repairing and insuring head lease on the following terms;

Tenant: Power Leisure Bookmakers Ltd t/a Paddy Power

Expiry: 18th November 2027

Passing Rent: £35,000p.a.x

Covenant: Power Leisure Bookmakers Limited

Power Leisure Bookmakers Limited are a subsidiary of FTSE 100 Listed Flutter Entertainment plc. Flutter owns a number of the world's best known entertainment and gaming brands. Founded in 1988 Power Leisure currently trade from over 600 shops in the UK and Ireland.

PRICE

The property is available on a freehold investment basis for £435,000

V.A.T

The vendor has opted to waive their option to tax, as such the transaction will be treated as a transfer of a going concern.

TITLE

Available on request

LEGAL

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

VIEWING

Whilst it is a good idea to visit a trading business 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.

TSA Property Consultants

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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 to 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 will inform all enquiries at the earliest opportunity.