AB11 6DB

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)

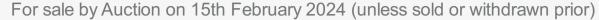




Retail and Office Investment

www.acuitus.co.uk

AB11 6DB





Property Information

Retail and Office Investment

- Comprises Ground Floor Shop with Offices on Ground, First, Second and Third Floors
- Approximate Floor Area of 2,197.66 sq m (23,462 sq ft)
- Refurbished to a High Specification
- 39 Onsite Car Parking Spaces
- Prime Location on Union Street in Aberdeen City Centre
- Asset Management Opportunities

Lot	Auction
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30 15th February 2024

Rent Status £121,296 per Annum Exclusive Available

Sector Auction Venue
Office Live Streamed Auction

Location

Miles 67 miles north of Dundee, 92 miles north east of Edinburgh, 120

miles north east of Glasgow

Roads A90, A96

Rail Aberdeen (2 hours 25 minutes to Edinburgh Waverley)

Air Aberdeen International Airport (6 miles west)

Situation

Union Street is located in the heart of Aberdeen city centre. The street connects the east and west of the city. The property is located close to the railway and bus stations, Union Square Shopping Centre and road connections to the A90 south.

The property is situated on the south side of Union Street close to it's junction with Holburn Street and Alford Place. Adjacent to Silver Fin, a major new office developement with occupiers including Shell Shell and Neo Energy. In addition PWC who occupy the Capitol Building. Nearby occupiers include Tesco, Radisson Park Inn Hotel, Caffe Nero, JD Wetherspoon and WHSmith.

Tenure

Heritable.

Description

The property comprises a substantial mix-used building providing retail accommodation on the ground floor together with office accommodation on the ground, first, second and third floors. The office accommodation has been refurbished to a high specification with passenger lift plus parking for 39 vehicles.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail	215.99	(2,325)	WILLIAM HILL ORGANISATION LTD	20 years from 02/03/2006 (1)	£58,750
Ground First Second	Office Office Office	510.22 579.15 577.20	(5,492) (6,234) (6,213)	VACANT POSSESSION		
Third Car Park	Office Car Parking Space	297.10 6 car parking spaces	(3,198)	SUMITOMO CORPORTATION EUROPE LTD (2)	15 years from 01/06/2009	£62,546
Car Park	Car Parking Space	33 car parking spaces		VACANT POSSESSION		
Total		2,179.66	(23,462)			£121,296

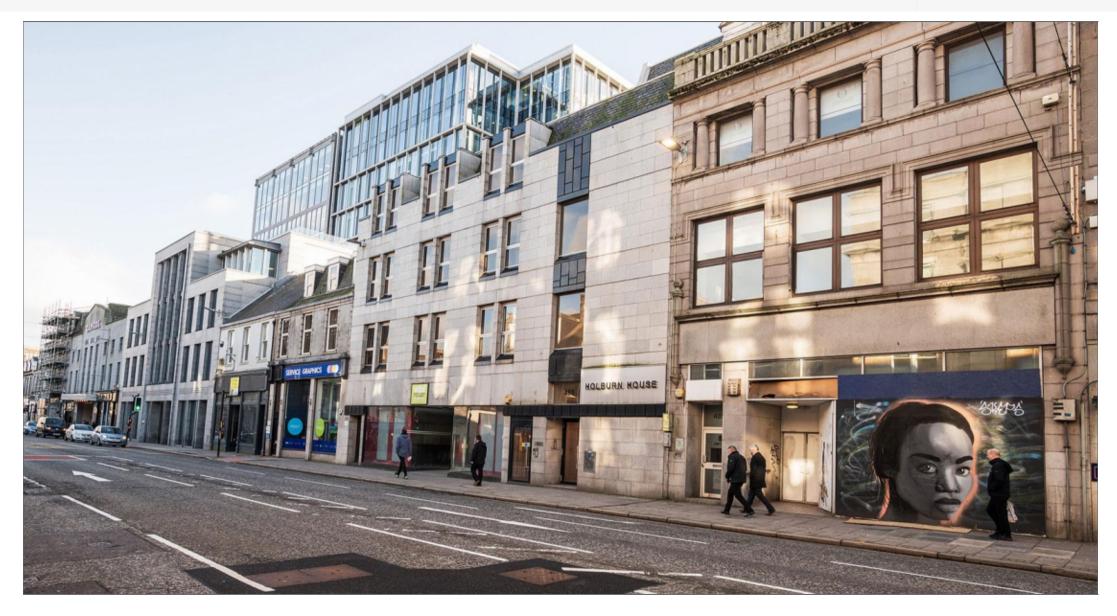
⁽¹⁾ The tenant is not in occupation

⁽²⁾ For the year ending 31/03/2023 Sumitomo Corporation Europe Ltd reported a Turnover of £489,119,975, a Pre-Tax Profit of £30,257,643 and a Net Worth of £348,319,106 (NorthRow 23/01/2024).

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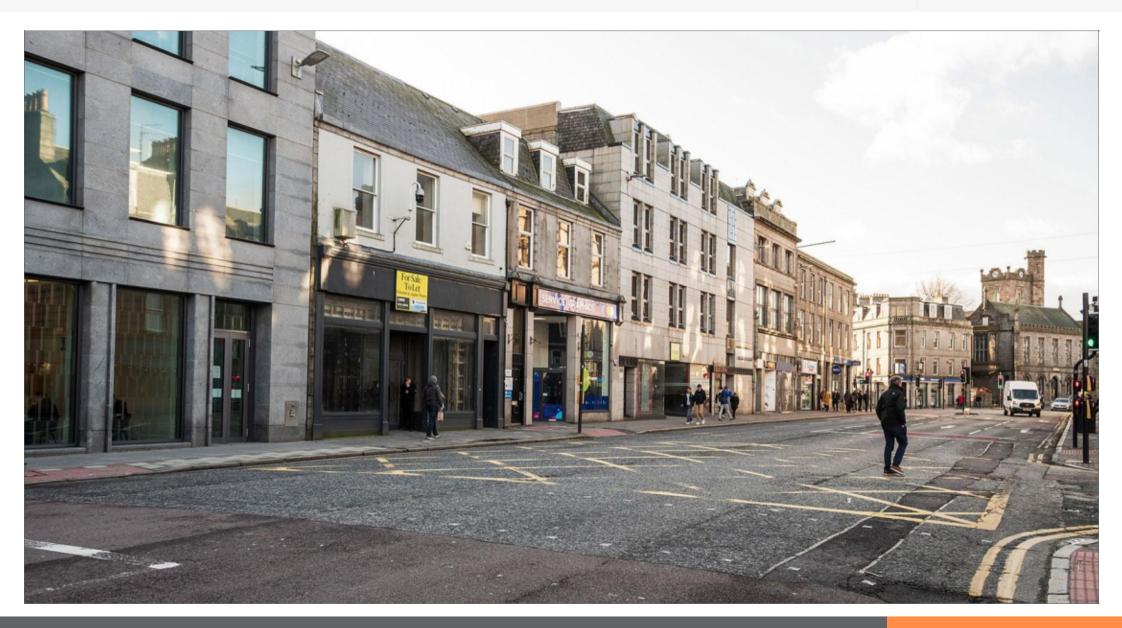




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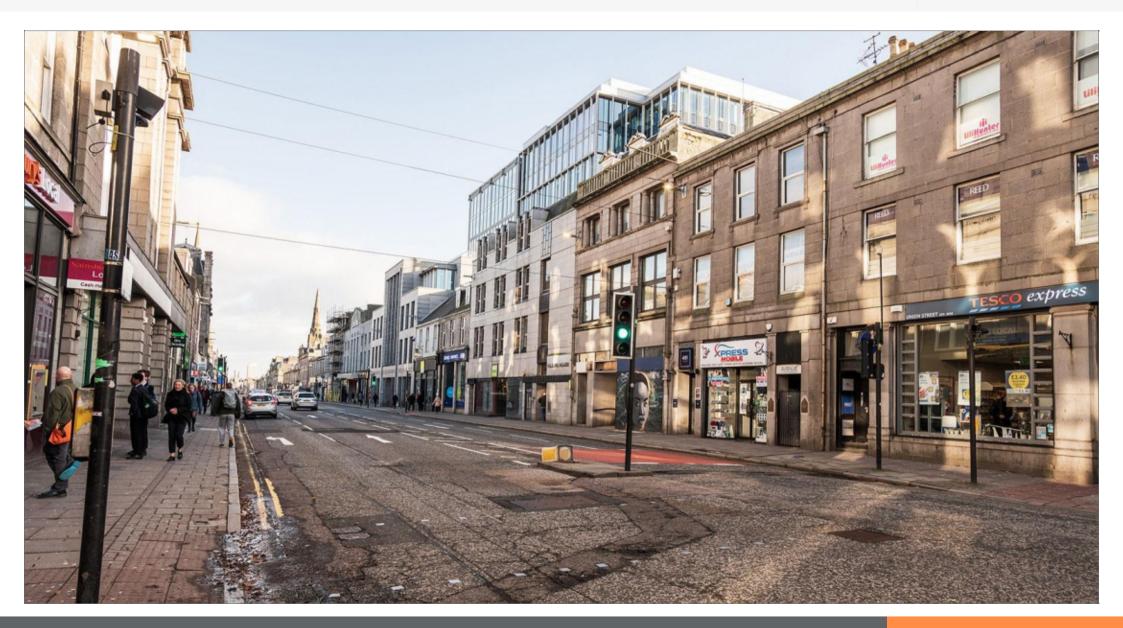




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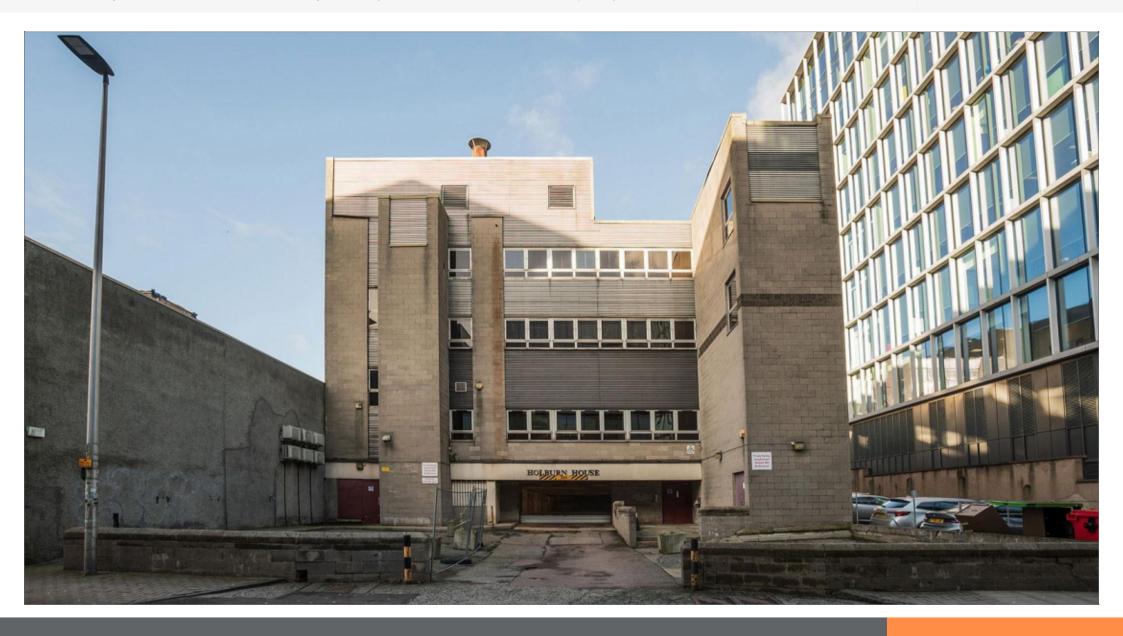




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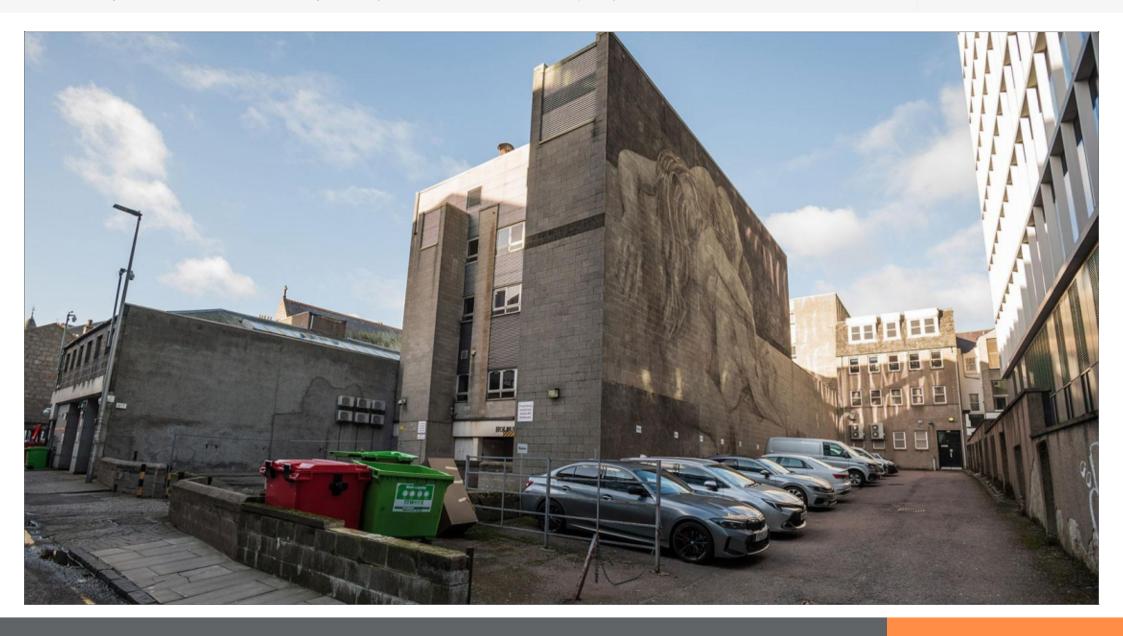
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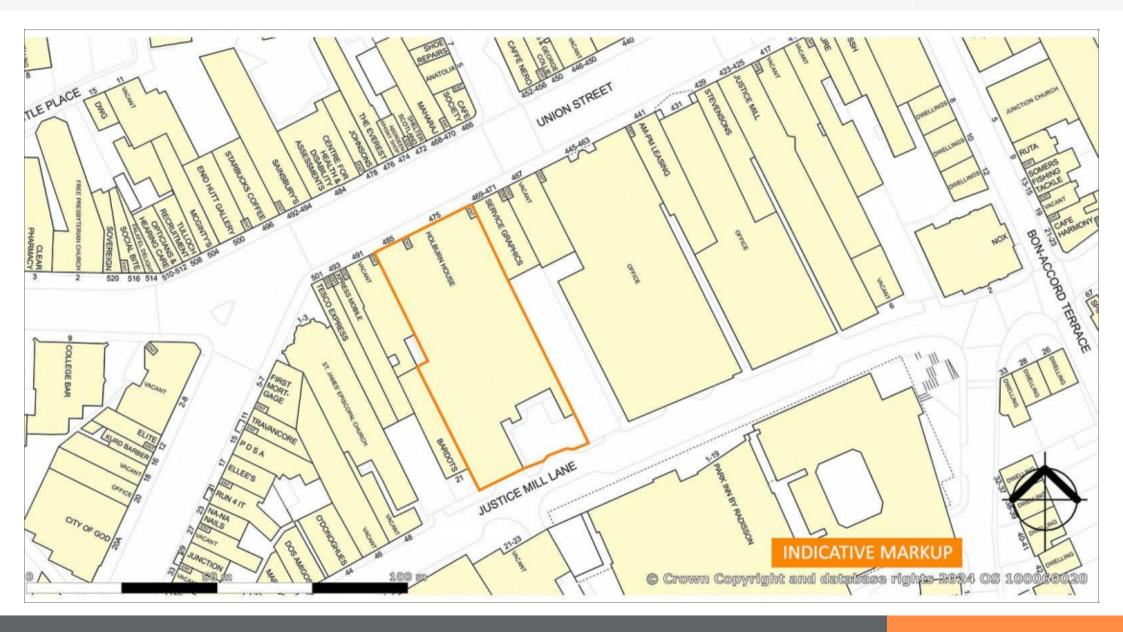




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