



Retail Opportunity

Rent: On Request

Ground Floor: 523 sq ft

Location

Aberdeen is Scotland's third largest city with a population of over 210,000 people and a wider catchment of approximately 505,000 people. The city is also home to a large student population, with over 30,000 students currently studying full time. The Trinity centre is located on Union Street, the city's main retailing thoroughfare with the main entrance being adjacent to Primark. Nearby occupiers within the centre include **HMW, Warren James Jewellers** and **Clintons Cards**.

Accommodation

The property is arranged over ground and first floor levels, comprising the following approximate net internal areas:

Ground Floor (sales): **523 sq ft / 48.6 sqm**
First Floor: **446 sq ft / 41.4 sqm**

Rent

On request.

Lease

The subjects are available on a new FRI lease.

Rates

Rateable Value: **£7,200**
UBR (2023/24): **£0.498**
Rates Payable: **£3,586 pa**

Service Charge

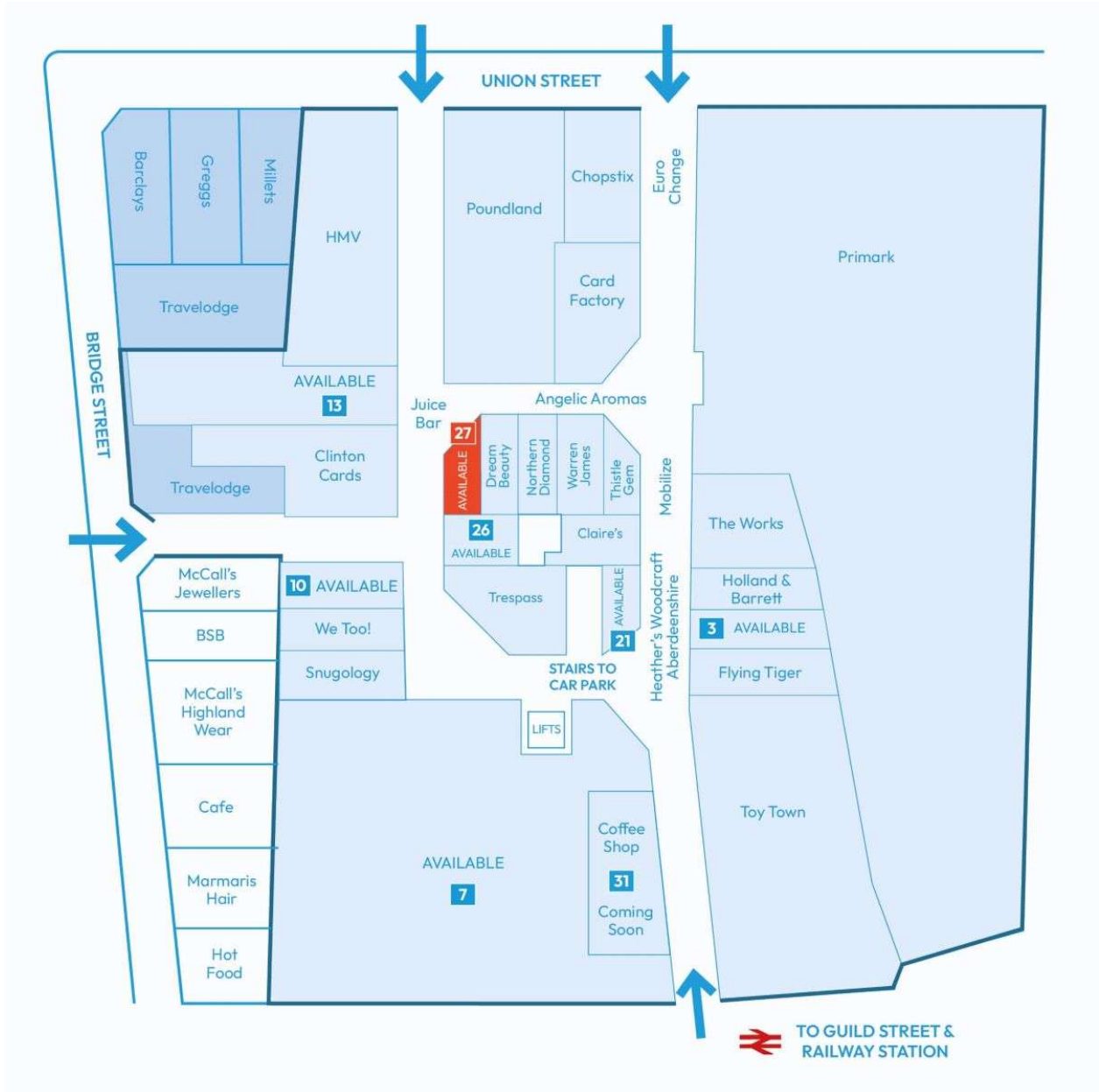
The estimated service charge for this current financial year is **£9,543 pa**. The new landlord is committed to reducing the service charge which is currently under review and therefore we expect to see this figure reduce.

EPC

The property currently has an EPC rating of C.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



Viewing strictly by appointment with ORINSEN

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