

54 Guild Street Aberdeen AB11 6NB

Main Thoroughfare

- Densely Populated Area
- Walking Distance To Harbour and Aberdeen Central Train Station
- Let To Sainsburys
- Expiry July 2029 With Option To Extend For 10yrs
- Passing £69,197p.a.x.
- Sale: £975,000

LOCATION

Guild Street is a main street in Aberdeen's city centre, known for its proximity to the harbor and its role as a transportation and commercial hub. Aberdeen Railway Station is located just 170 meters from Guild Street, it's the main railway station in Aberdeen and the busiest in Scotland north of Edinburgh and Glasgow. It connects Aberdeen to major cities and regional destinations.

Scotland's second-largest shopping centre, Union Square is located on Guild Street, opened in 2009 at a cost of £250 million. It features a wide range of retail stores (e.g., New Look, Pandora, Next, FatFace, The North Face), dining options (e.g., Pizza Express, Wingstop, Starbucks), and a cinema (Cineworld).

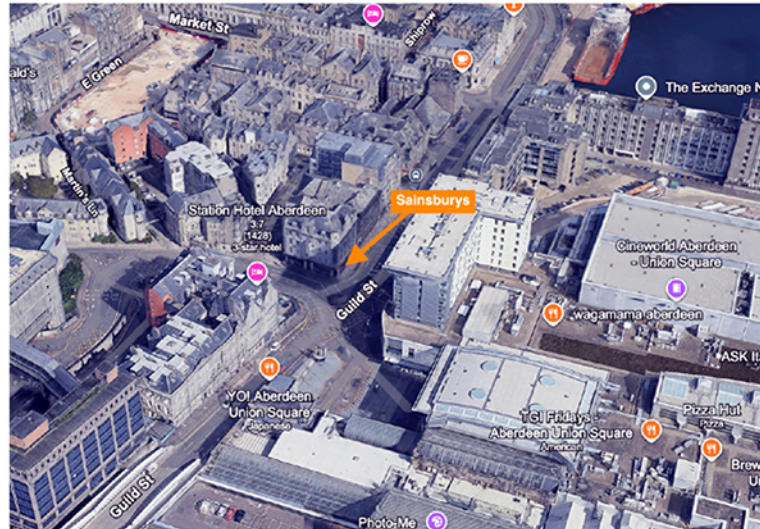
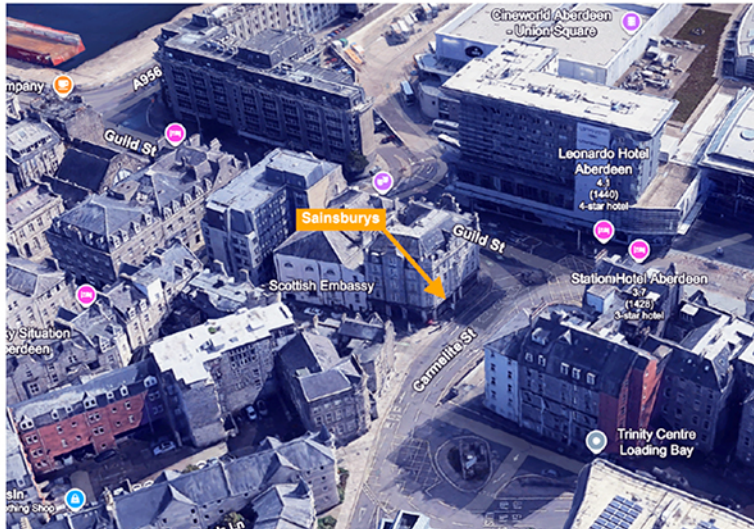
Other neighbouring occupiers include the Tivoli Theatre, a historic theatre at 34-48 Guild Street, originally opened in 1872 as Her Majesty's Opera House. It's a listed building and a cultural landmark. Custom House, located at 28 Guild Street, this is another historic building, with plans for conversion into flats or a hotel in recent years.

Marywell Healthcare Centre (560 yards) and Aberdeen Community Health and Care Village (630 yards) are nearby, providing accessible medical services. Hanover Street School (primary, 710 yards) and Aberdeen Grammar School (secondary, 0.7 miles) serve the area.

PROPERTY

The property comprises the ground and basement floors of a 5 storey traditional granite development with residential dwellings at upper floors under separate ownership.

The property has been extensively renovated by the tenant in keeping with their corporate specifications.



54 Guild Street Aberdeen AB11 6NB

Main Thoroughfare

AREA

The property extends to the following internal areas

Ground: 191sqm (2,056sq ft)
Bsm: 221sqm (2,379sq ft)
Total: 412sqm (4,435sq ft)

LEASE SUMMARY

The asset is let on a 15 year lease expiring 3rd July 2029 with a tenant extension clause for a further 10years. The total passing rent is £69,197 per annum. The lease has 5 yearly CPI linked rent reviews, collared and capped at 1% and 5%, compounded annually.

About the tenant

Founded in 1869, Sainsbury's is the second largest food store operator in the UK, holding a market share of 15.2% (Kantar). They reported annual sales of £27.88 billion in their most recent published accounts, which reflects an increase of £1.18 billion on the year prior.

SALE

The property is available on a freehold basis for £975,000

V.A.T.

The property is elected for VAT and therefore VAT will be payable on the purchase price. It is NOT intended that the sale will be treated as a transfer of a going concern (TOGC)

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

TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

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

Anti-Money Laundering

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents.

The required documents will be confirmed to and requested at the relevant time

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.