

Aberdeen

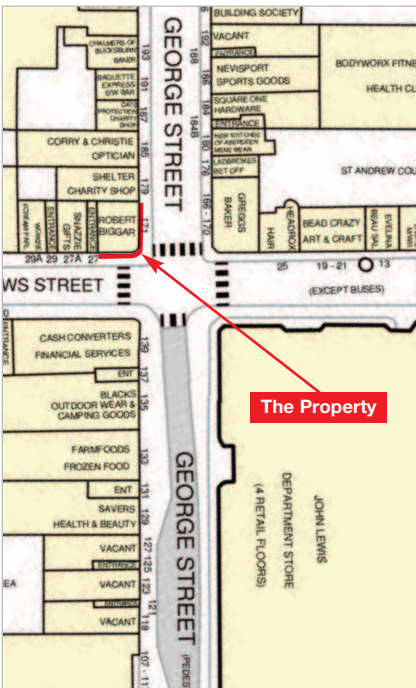
171 George Street

Aberdeenshire

AB25 1HX

- **Freehold Shop Investment**
 - Prominent corner position opposite John Lewis and the Bon Accord Shopping Centre
 - Let to Instant Cash Loans Limited on a lease expiring 2022 t/a Robert Biggar
 - Rent Review 2017
 - Total Current Rent Reserved
- £45,000 pa**

EIGHT WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Aberdeen is Scotland's third largest city with a population of over 215,000 and a catchment of over 500,000. The city is the administrative centre for North-East Scotland and is synonymous with the North Sea oil industry, being home to over 20 major oil operators. The property is situated in a prominent corner position on the southern side of George Street at the junction with St. Andrew Street. Occupiers close by include John Lewis, Greggs Bakers, Blacks, Farmfoods, Ladbrokes, Cash Converters and the Bon Accord Shopping Centre.

Description

The property is a prominent corner retail unit, which is arranged on ground floor only. The shop has been fitted out to a high standard. The property forms part of a larger building not included in the sale.

The property provides the following accommodation and dimensions:

George Street Gross Frontage	10.45 m	(34' 4")
Net Frontage	7.65 m	(25' 2")
St Andrew Street Return Frontage	9.1 m	(29' 10")
Ground Floor	98.1 sq m	(1,055 sq ft)

Tenancy

The property is at present let to INSTANT CASH LOANS LIMITED t/a Robert Biggar Pawnbrokers for a term expiring 10th June 2022 (no breaks) at a current rent of £45,000 per annum, exclusive of rates. The lease provides for a rent review on the fifth anniversary of the date of entry and contains full repairing and insuring covenants.

Tenant Information

For the year ended 30/06/12. Instant Cash Loans Ltd reported a turnover of £172.3m, a pre-tax profit of £34.6m, shareholders' funds of £110.1m and a net worth of £98m. (Source: riskdisk.com 16.04.13.) Instant Cash Loans trade principally as Money Shop from 544 branches nationwide. www.moneyshop.tv

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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