

**VIDEO
TOUR**
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RETAIL AND OFFICE PREMISES

- > CITY CENTRE LOCATION
- > LOCATED ON ABERDEEN'S MAIN COMMERCIAL THOROUGHFARE
- > GROUND, FIRST, SECOND FLOOR AND LOWER GROUND FLOOR ACCOMMODATION
- > SIZE – 517.97 SQM (5,576 SQFT)
- > RENTAL - £60,000 PER ANNUM



CITY CENTRE RETAIL AND OFFICE PROPERTY TO LET

170-172 UNION STREET, ABERDEEN, AB10 1QT

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LOCATION

The property is located on the north side of Union Street, Aberdeen's principal shopping thoroughfare with nearby occupiers including Café Nero, British Red Cross, Lakeland, KFC, Starbucks and the newly refurbished Music Hall.

Golden Square car park is located approximately 70M to the north along with the benefit of being located in close proximity to a number of main bus stops.

Aberdeen is Scotland's third largest city with a population of around 228,000, a catchment of 500,000 and boards one of the most dynamic economies within the UK.

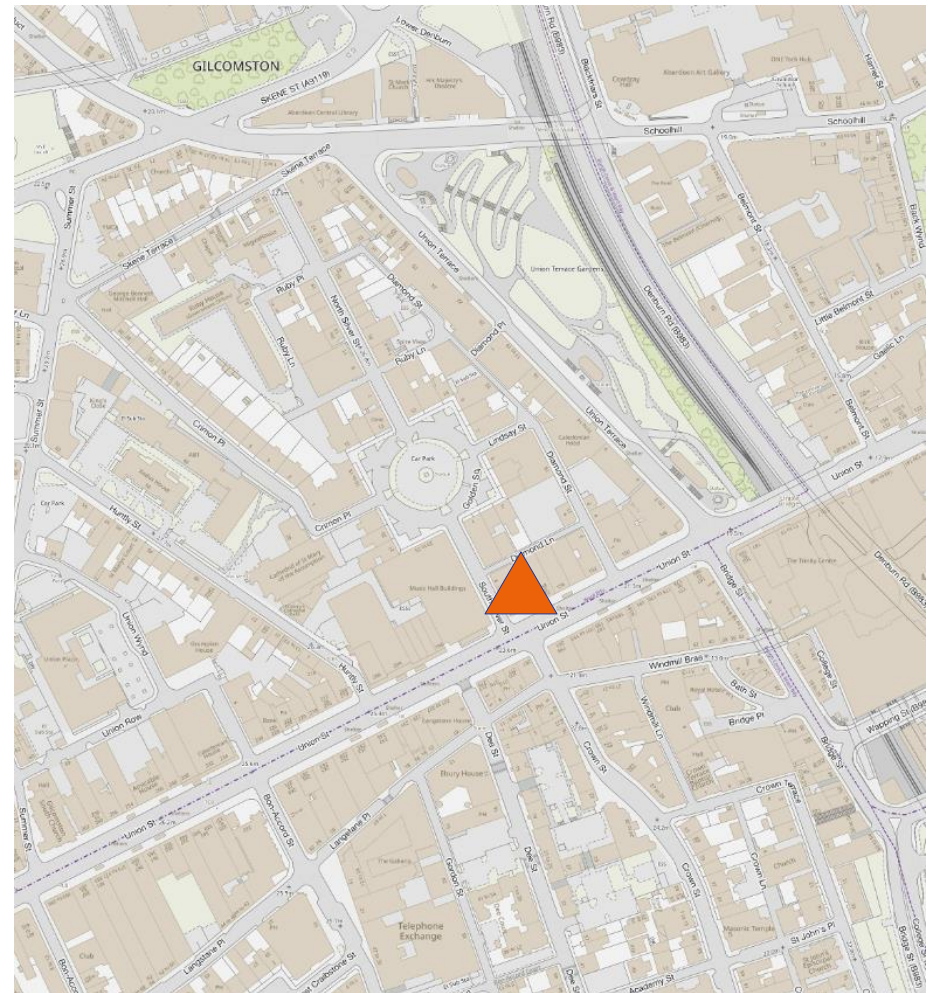
DESCRIPTION

The premises comprise a return fronted retail unit within a traditional three storey and attic building of granite construction held under a pitched and slated roof.

Internally the unit is laid out to provide open plan retail accommodation on the ground floor, male & female WC's and training room and kitchen on the lower ground floor with the first and second floors providing office accommodation with WC's and kitchen areas.

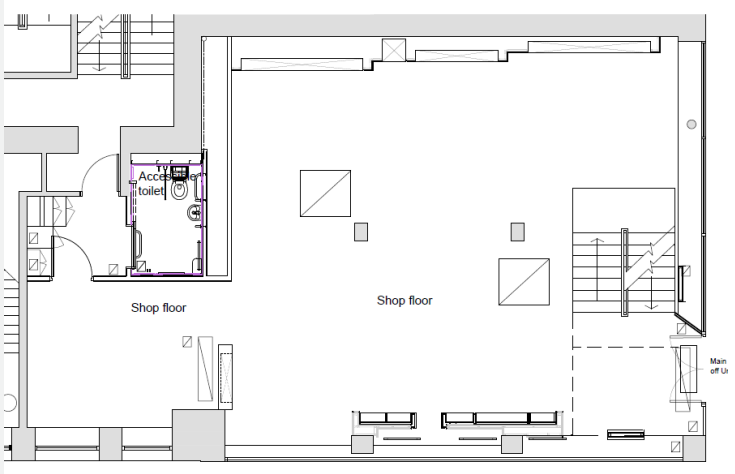
At ground floor level, the flooring has been finished in a mixture of carpet and tile with the walls being a mixture of plasterboard and display areas. The unit benefits from full height large display windows fronting Union Street and South Silver Street.

Access to the lower ground floor and the first and second floors is a fixed staircase at the front of the property. These areas are generally fitted out to high standard with carpets, plasterboard walls, suspended ceilings incorporating lighting and air conditioning units. Natural lighting is provided via a number of double glazed timber framed windows.

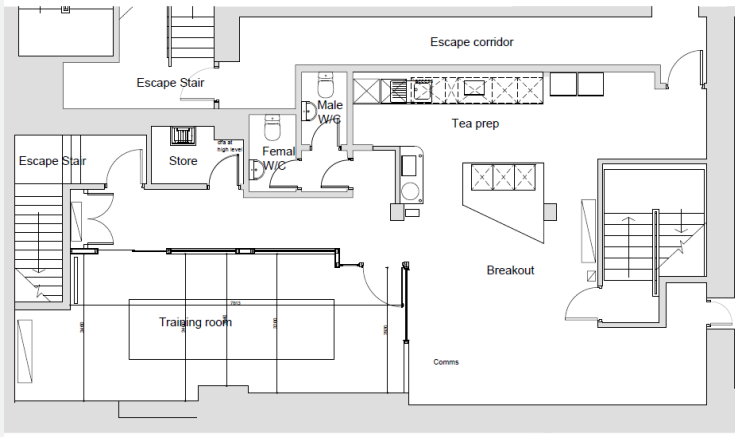


FLOOR PLANS

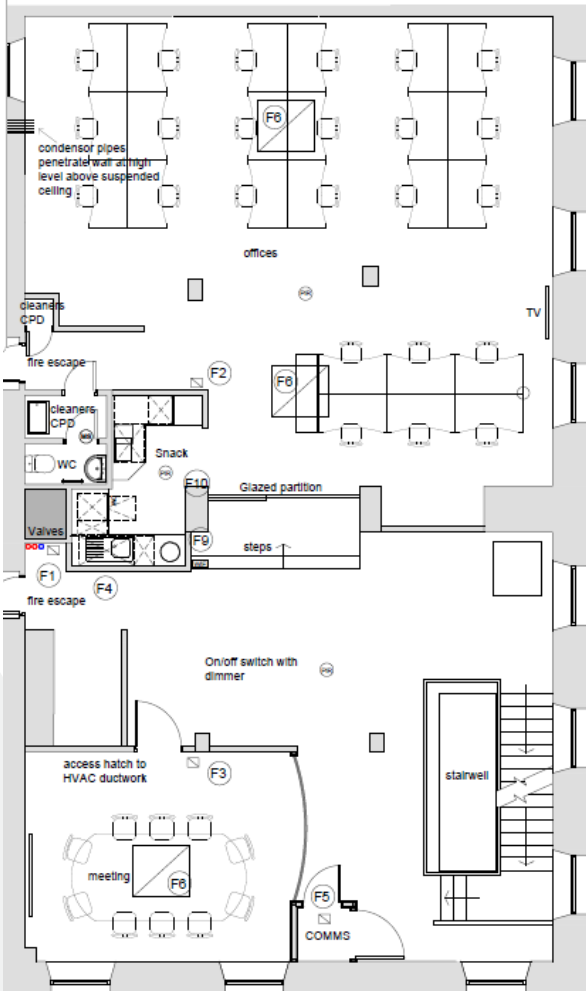
GROUND FLOOR



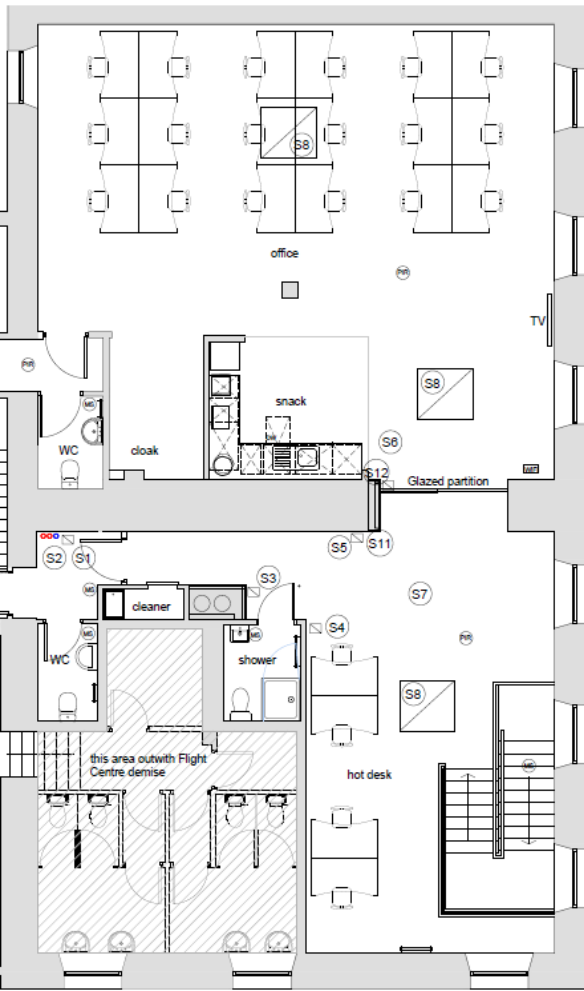
LOWER GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



RENTAL

£60,000 per annum, exclusive.

ACCOMMODATION	m ²	ft ²
Ground Floor	104.71	1,127
First Floor	183.72	1,978
Second Floor	135.98	1,464
Lower ground floor	93.56	1,007
TOTAL	517.97	5,576

The areas have been measured on a Net Internal Area Basis in accordance with the RICS Code of Measuring Practice.

EMPTY SHOPS GRANT SCHEME

Tenant's may be entitled to grants of up to 50% of project costs towards works required for internal reconfiguration of the shop via the Empty Shops Grant Scheme.

Further information can be found here - <https://www.aberdeencity.gov.uk/services/services-business/empty-shops-grant-scheme>

RATEABLE VALUE

The property is currently entered into the Valuation Roll as having a rateable value of £49,000. The rates poundage for 2023/2024 is 49.8p in the £.

LEASE TERMS

The property is offered on a new full repairing and insuring lease for period to be negotiated.

LEGAL COSTS

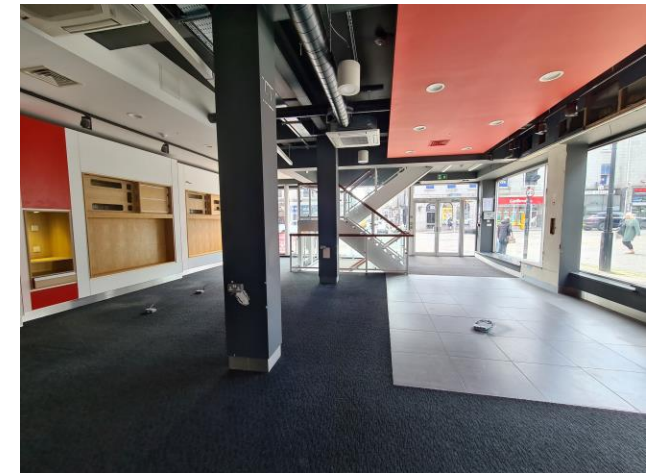
Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration dues etc.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate can be made available upon request.

VAT

All rents, prices, premiums etc. are quoted exclusive of VAT



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202 800
James Morrison, james.morrison@shepherd.co.uk, **Shona Boyd** shona.boyd@shepherd.co.uk

www.shepherd.co.uk



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