

164

UNION STREET

VIDEO
TOUR



RETAIL PREMISES

- > CITY CENTRE LOCATION
WINNER OF
BARBER POLE AWARDS
SCOTLAND 2024
- > LOCATED ON ABERDEEN'S MAIN
COMMERCIAL THOROUGHFARE
- > POSSIBLE CLASS 3 / TAKEAWAY
CONSENT
- > GROUND AND BASEMENT
ACCOMMODATION
- > SIZE – 199 SQM (2,142 SQFT)
- > RENTAL - £32,500 PER ANNUM

TO LET
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CITY CENTRE RETAIL UNIT TO LET

164 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,, Co-op and the newly refurbished Music Hall.

Golden Square car park is located just a short distance 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 city with a population of around 228,000, a catchment of 500,000 and boasts one of the most dynamic economies within the UK.

DESCRIPTION

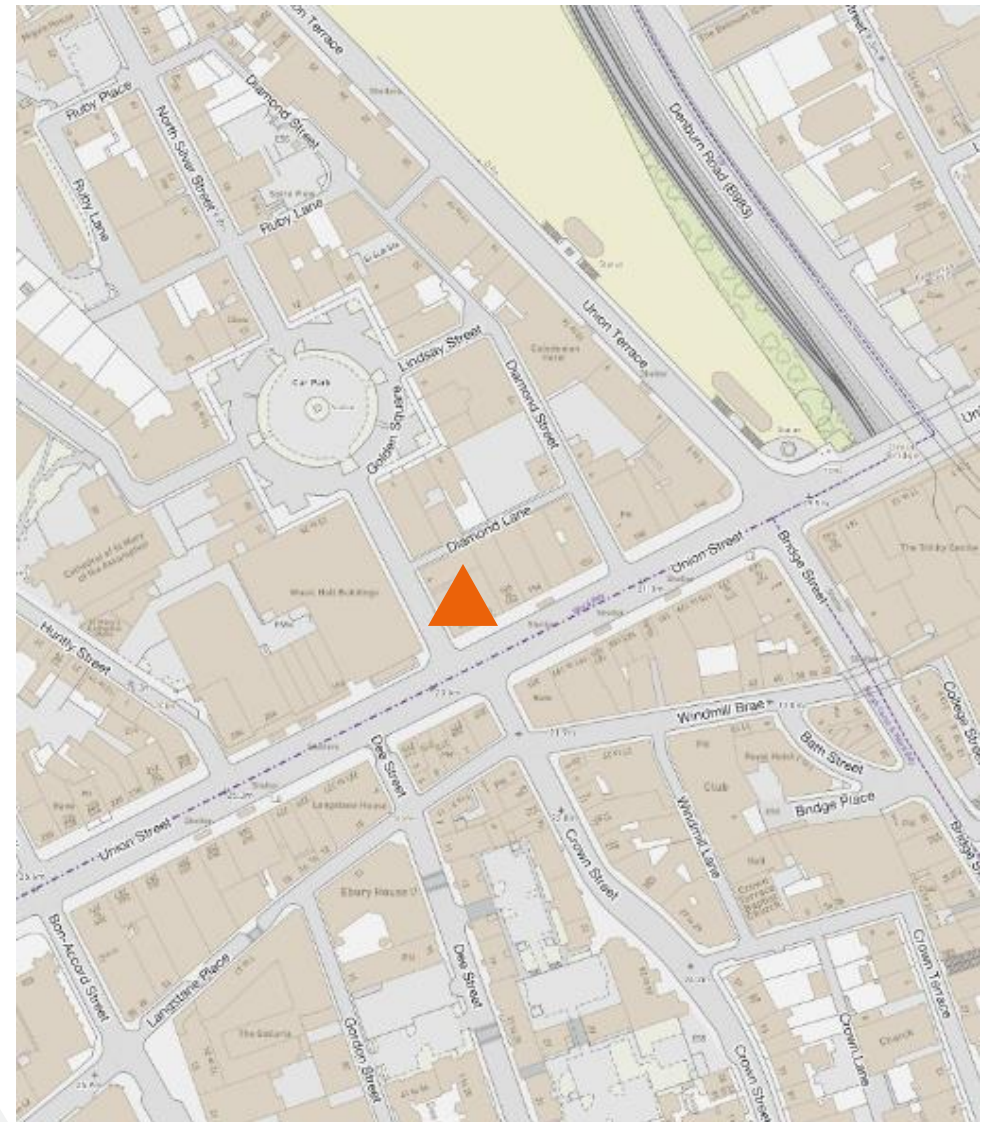
The property comprises a retail unit forming part of the ground and basement floors within a 3-storey attic and basement building of granite construction under a pitched and slate roof over.

The property benefits from a large display window along with a glazed pedestrian door. Internally the subjects are laid out to provide a main sales area, with a basement providing storage.

The ground floor is currently stripped out to shell condition, comprising suspended timber floors and bare stone walls. The basement is accessed via a hatch in the floor with the flooring being exposed concrete with the walls having been lined in part.

	m ²	ft ²
ACCOMMODATION		
Ground Floor	106.94	1,151
Basement	92.06	991
TOTAL	199.00	2,142

The above floor areas have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition).



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>

RENTAL

£32,500 per annum, exclusive.

LEASE TERMS

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

USE CLASS

The property has use Class 1A (Shops and financial, professional and other services). There is a permitted change to class 3 consent subject to several conditions. Interested parties should make their own enquires with the local planning authority to establish the suitability of their proposed use.

RATEABLE VALUE

The subjects are currently entered in the Valuation Roll at a Rateable Value of £23,750 as at 1st of April 2023. The rates poundage for 2023/2024 is 49.8p in the £.

VAT

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

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 property has an Energy Performance Rating of G. Further details available on request.

OFFERS & VIEWINGS

All offers should be submitted in writing to the sole Agent who will also make arrangements to view on a strictly by appointments basis.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN
James Morrison, james.morrison@shepherd.co.uk, 01224 202800 www.shepherd.co.uk

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PUBLICATION: JUNE 2023 (UPDATED JUNE 2024)

