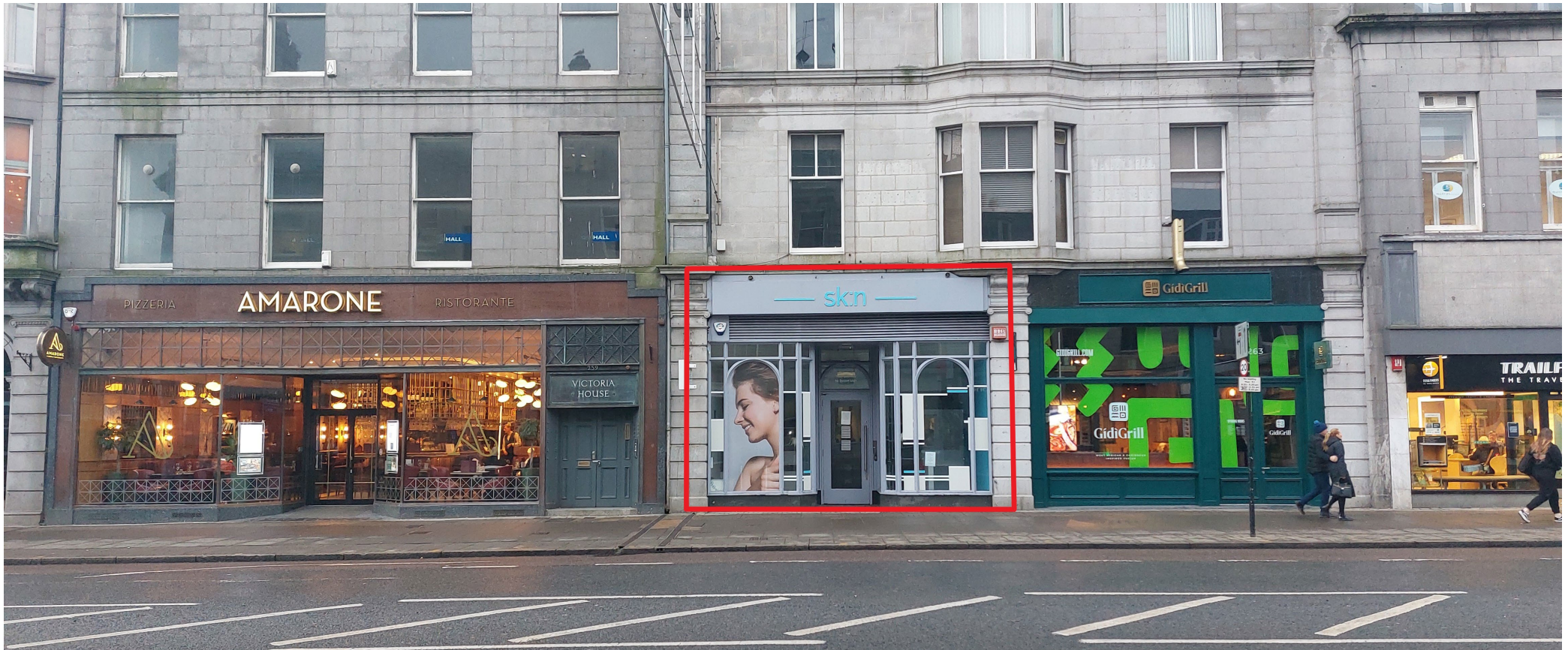


TO LET
RETAIL UNIT ON UNION STREET



261 Union Street, Aberdeen, AB11 6BR

- Excellent city centre location
- Suitable for a variety of uses
- Total area: 384.41 sq. m (4,138 sq. ft)



LOCATION

Aberdeen is Scotland's third largest city having a resident population of circa 240,000 and a catchment in excess of 480,000 people. It is the principal retail & commercial centre for the north-east of Scotland and is situated on the A.90 approximately 125 miles north of Edinburgh and some 66 miles north of Dundee. The property is positioned on the south side of Union Street, Aberdeen's main retail thoroughfare, with a central location between Bon Accord Street and Dee Street. This location benefits from being in close proximity to prominent office developments, including The Capitol, Silver Fin and Aurora.

Surrounding occupiers include Amarone, Gidi Grill, Molly Malones, Pret A Manger and Cruise.

DESCRIPTION

The subjects comprise a ground floor and basement retail unit within a five-story mid terraced tenement. The ground floor features an open plan sales / reception area at the front, accompanied by five treatment rooms to the rear, as well as an office, disabled toilet, kitchen / staff room, and ample storage space. There is a large basement, which is accessible from both the front and the rear of the property, and has both male and female

toilets within. Historically the property was a bar / restaurant, and at the rear of the basement there is space for a kitchen area with a canopy and extraction system in situ. The basement also comprises a central space which was previously utilised as a bar or event space.

ACCOMODATION

The premises provide the following approximate area

	SQ. M.	SQ. FT.
Ground Floor	192.19	2,069
Basement	192.22	2,069
Total	384.41	4,138

RENT

£40,000 per annum, exc.

LEASE TERMS:

The subjects are available on a Full Repairing and Insuring lease of negotiable duration

UNION STREET EMPTY SHOPS GRANT SCHEME

Tenants/purchasers may qualify for a grant of up to 50% of project costs for eligible physical works and reconfiguration with a maximum award amount of £35,000. For further information

email unionstreet@aberdeencity.gov.uk or go to <https://www.aberdeencity.gov.uk/services/services-business/empty-shops-grant-scheme>.

RATING:

The subjects are currently entered into the Valuation roll as follows; £39,000. The Uniform Business Rate Poundage for the year 2024/2025 is 49.8p in the £.

ENERGY PERFORMANCE CERTIFICATE (EPC):

The subjects have a current Energy Performance Certificate of TBC. Further details are available on request

VAT:

All figures quoted are exclusive of Value Added Tax (VAT).

LEGAL COSTS:

Each party will be responsible for their own legal costs associated with this transaction. The ingoing occupier will be liable for any LBTT and Registration dues.

VIEWING:

To arrange a viewing or for further information, please contact the sole letting agents.

To arrange a viewing please contact:



Euan Rolland
Surveyor
euan.rolland@g-s.co.uk
07825 875303



Chris Ion
Partner
chris.ion@g-s.co.uk
07717 425298

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: March 2025