

TO LET / FOR SALE

RETAIL UNIT



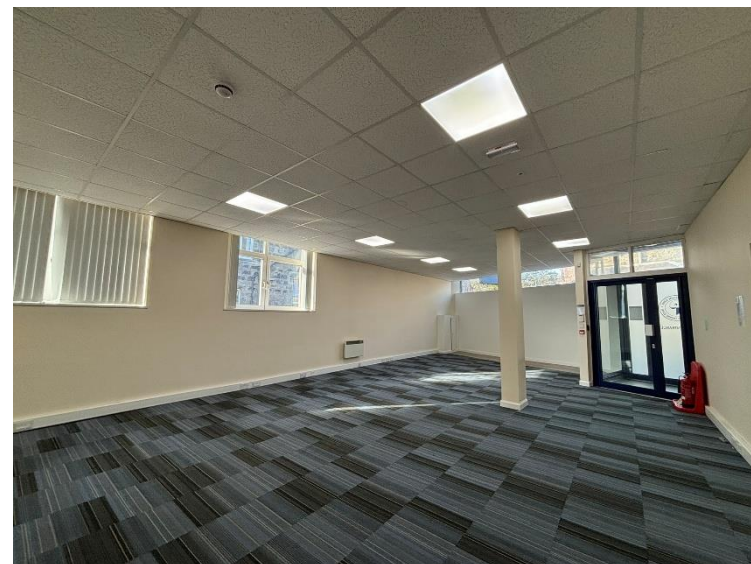
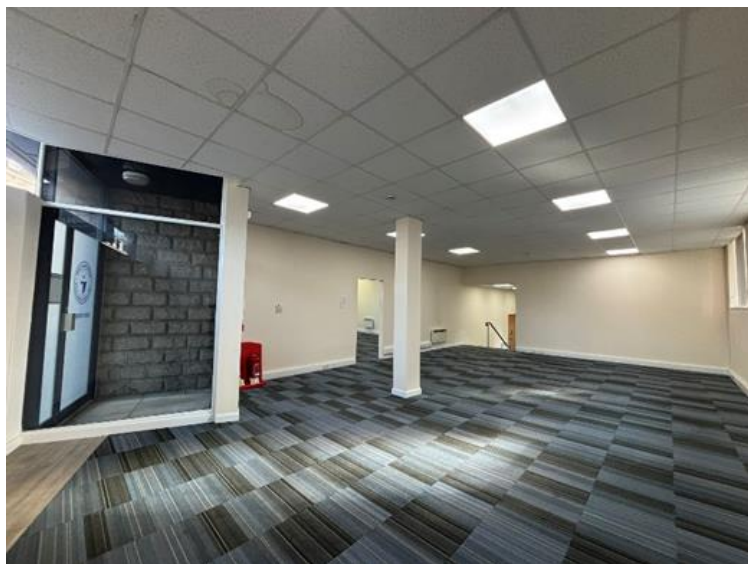
79-81 Holburn Street, Aberdeen, AB10 6BR

- Prominent retail unit on Holburn Street
- Suitable for a variety of uses such as Hot Food Takeaway / Class 3 (Food & Drink), subject to planning
- Net Internal Area — 186 sq.m. (2,002 sq.ft)

LOCATION

The subject is located on the East side of Holburn Street, a prominent City Centre location, between its junctions with Justice Mill Lane and Willowbank Road, directly opposite Ashvale Place. Holburn Street is one of the main arterial routes leading to the City Centre. The subject is conveniently located with the bus terminus, Aberdeen rail station, Union Square and Trinity Shopping Centre all within easy reach.

Within the surrounding area, nearby occupiers include a mix of uses including retail, licensed, offices, residential and hotels, namely Papa Johns, Foundry, Nuffield Fitness and Health Gym, Wood Group and Park Inn by Radisson.



DESCRIPTION

The property features a prominent ground floor retail unit with full width display windows and two glazed entrance doors fronting Holburn Street, providing excellent prominence on a busy road. Internally, the property is currently being used as an office but can easily be reconfigured to provide a self-contained retail unit and its immediately prior usage was a restaurant with an extraction flu still in situ. Subject to planning, the property would be suitable for a variety of uses.

ACCOMMODATION

We calculate the following approximate Net Internal Floor Areas (NIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	Sq. m	Sq. ft
Ground Floor	186	2,002

CURRENT USE/ ALTERNATIVE USES

The subjects are assumed to be permitted for Class 1A (Retail & Professional Services). The premises may also be suitable for alternative uses such as Sui Generis Hot Food Takeaway/ Class 3 (Food & Drink). Interested parties should make their own enquiries to the local planning authority

PRICE

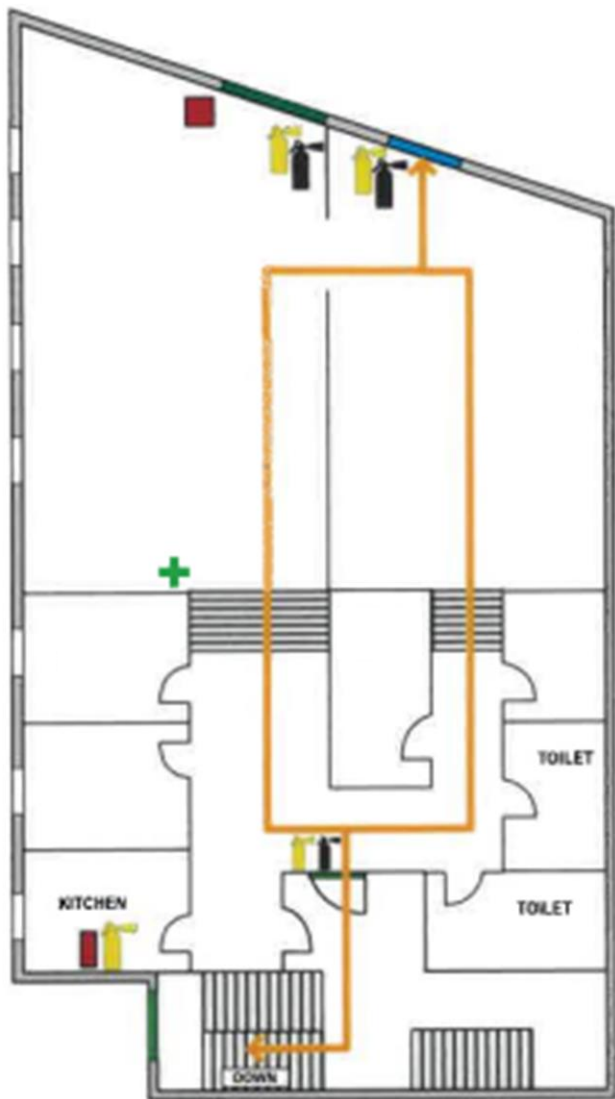
On Application

RENT

£20,000 per annum, exc.



Floor Plan



RATEABLE VALUE

The property is entered in the current valuation roll as part of a larger entity, and therefore needs to be reassessed. An estimate can be provided to interested parties.

ENTRY

Immediate, upon completion of legal formalities

EPC

Further details available on request.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, as appropriate.

VAT

No VAT is applicable

VIEWINGS

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

To arrange a viewing please contact:



Shona Boyd
Senior Surveyor
shona.boyd@g-s.co.uk
07741 314 188



Molly Peeters
Graduate Surveyor
molly.peeters@g-s.co.uk
07825 875 303

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finance Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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6. Date of Publication: September 2025