

TO LET

City Centre Retail Unit

**Ground Floor – 458.12 SQM
(4,931 SQFT)**

**Basement – 481.80 SQM (5,186
SQFT)**

**Suitable For a Variety of
Commercial Uses (Subject to
Planning)**

Rental - £40,000 per annum



381 UNION STREET, ABERDEEN, AB11 6BT

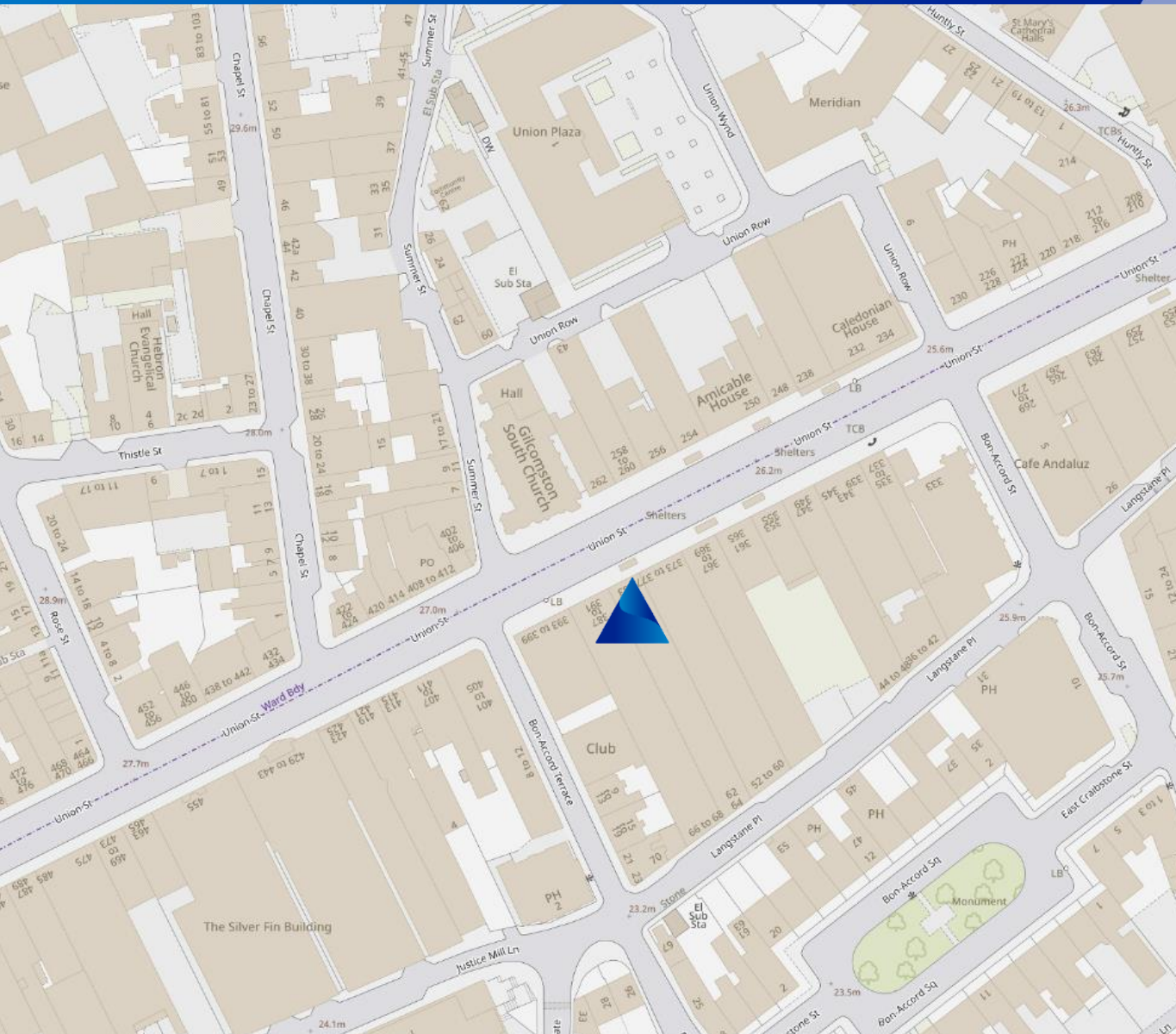
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Location

381 UNION STREET, ABERDEEN, AB11 6BT



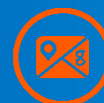
The subjects are located on the south side of Union Street between its junctions with Bon Accord Terrace and Bon Accord Street towards the western end of the street.

Union Street is the main commercial thoroughfare within the city centre and as such the property benefits from good visibility and accessibility from all parts of the City.

The surrounding area is mixed use in nature with the ground floors being predominately retail/leisure use with the upper floors being a mix of residential and office uses.

The property is also located near to the large office developments of The Capitol and Silver Fin providing modern grade A office accommodation where a number of national and international occupiers can be found.

Large City Centre Retail Premises



FIND ON GOOGLE MAPS



Description

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The subjects comprise the ground floor and basement floors within a traditional granite and slate building. The building has good frontage to Union street with DDA compliant eclectically operated doors providing access from street level. There is also large signage above.

The building has been extended to the rear with the basement level providing direct access from Langstane Place and provides car parking for the subject premises.

Internally, the ground floor provides split level accommodation that is currently being utilised for office purposes. The space provides good open plan space with associated kitchen and male and female w.c. facilities.

The basement level benefits from ample head height and provides further office accommodation along with storage areas, tea prep, w.c. facilities and access to a rear garage suitable for 5 vehicles.

The premises benefit from air conditioning and a modern specification.



Description

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Accommodation

	m ²	ft ²
Ground Floor	458.12	4,931
Basement	481.80	5,186
Garage	67.91	731
TOTAL	1,007.83	10,848

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Rental

£40,000 per annum exclusive of VAT.

Lease Terms

The premises are available on the basis of a new lease of negotiable duration.

Rateable Value

The Rateable Value as of April 1st 2026 is shown on the Scottish Assessors' website as £43,500.

Rates Relief may be available with further information available, upon application.

Energy Performance Certificate

The subjects currently have an EPC rating of E.

Further information and a recommendations report are available to seriously interested parties upon request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

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

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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