



TO LET

**Prime City Centre
Premises**

**Suitable for Numerous Uses
Subject to Planning**

Size – 283.82 sqm (3,055 sqft)

Entrance on Windmill Brae

Second Floor also Available

Rental - £15,000 per annum



VIRTUAL TOUR 360°

1ST FLOOR, 191-197 UNION STREET, ABERDEEN, AB11 6BB

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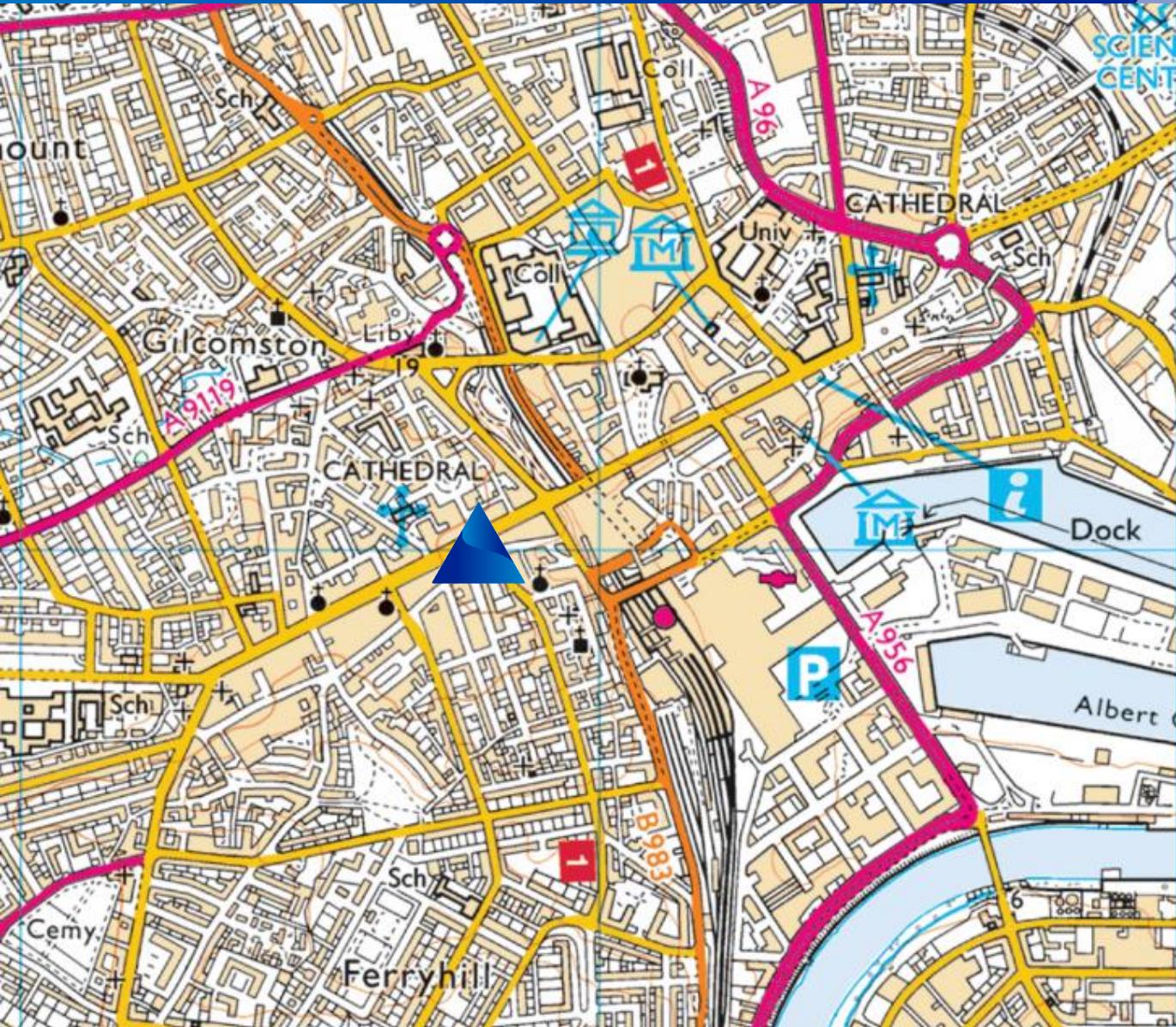


SHEPHERD
COMMERCIAL



Location

1ST FLOOR, 191-197 UNION STREET,
ABERDEEN, AB11 6BB



First Floor Unit With Potential For
Numerous Uses

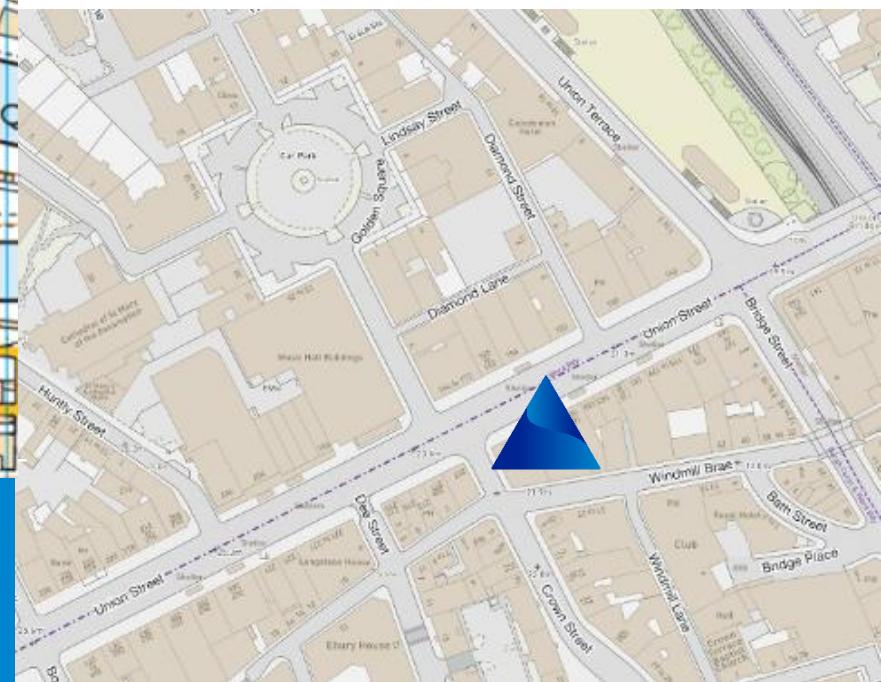


[FIND ON GOOGLE MAPS](#)

The property is located on the south side of Union Street, Aberdeen's principal shopping thoroughfare, with the entrance on Windmill Brae. Nearby occupiers include: Retail shops, Cafes, Restaurants, Bars, Nightclubs, Offices, Hotels and The Music Hall.

Golden Square car park is located just a two-minute walk to the north. The property also benefits from being in close proximity to a number of main bus stops on Union Street.

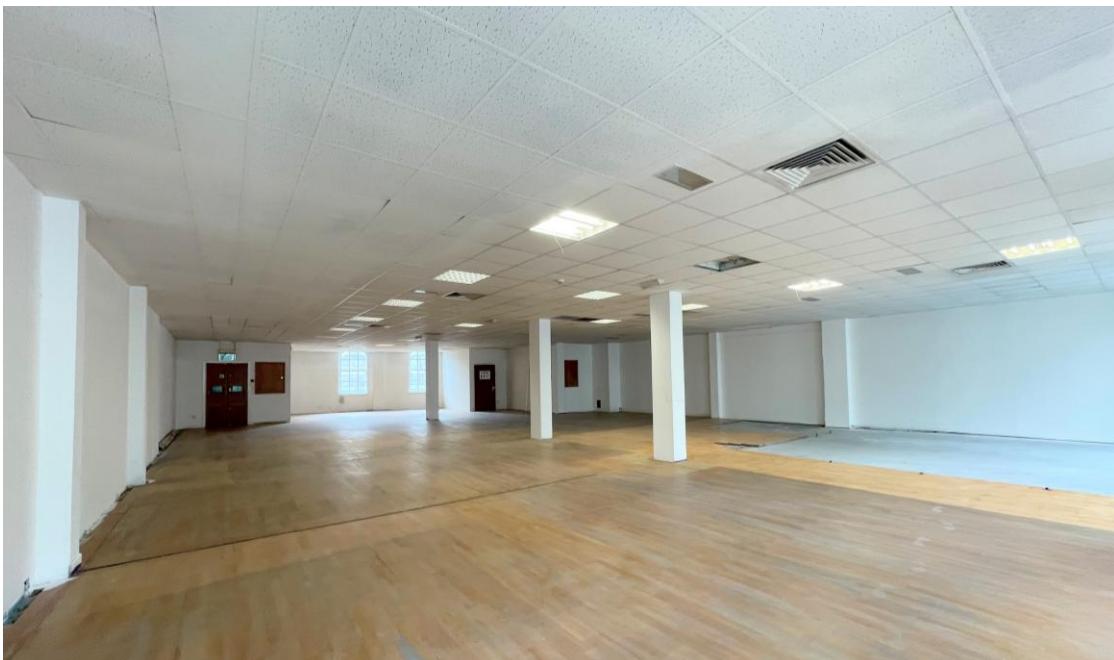
Aberdeen is Scotland's third city with a population of around 228,000, a catchment of 500,000 and boasts one of the most dynamic economies within the UK.





Description

1ST FLOOR, 191-197 UNION STREET,
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Description

The subjects comprise the first floor of a four storey mid terraced granite façade building. Access to the unit is via a pedestrian door via Windmill Brae and thereafter a fixed concrete staircase.

The floor is concrete and has been mainly overlaid in wood effect laminate with the walls being painted plasterboard.

The ceiling is suspended acoustic tile incorporating a number of CAT 2 fitments. A single WC is also located in this area.

Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6th Edition)

	SQM	SQFT
First Floor	283.82	3,005

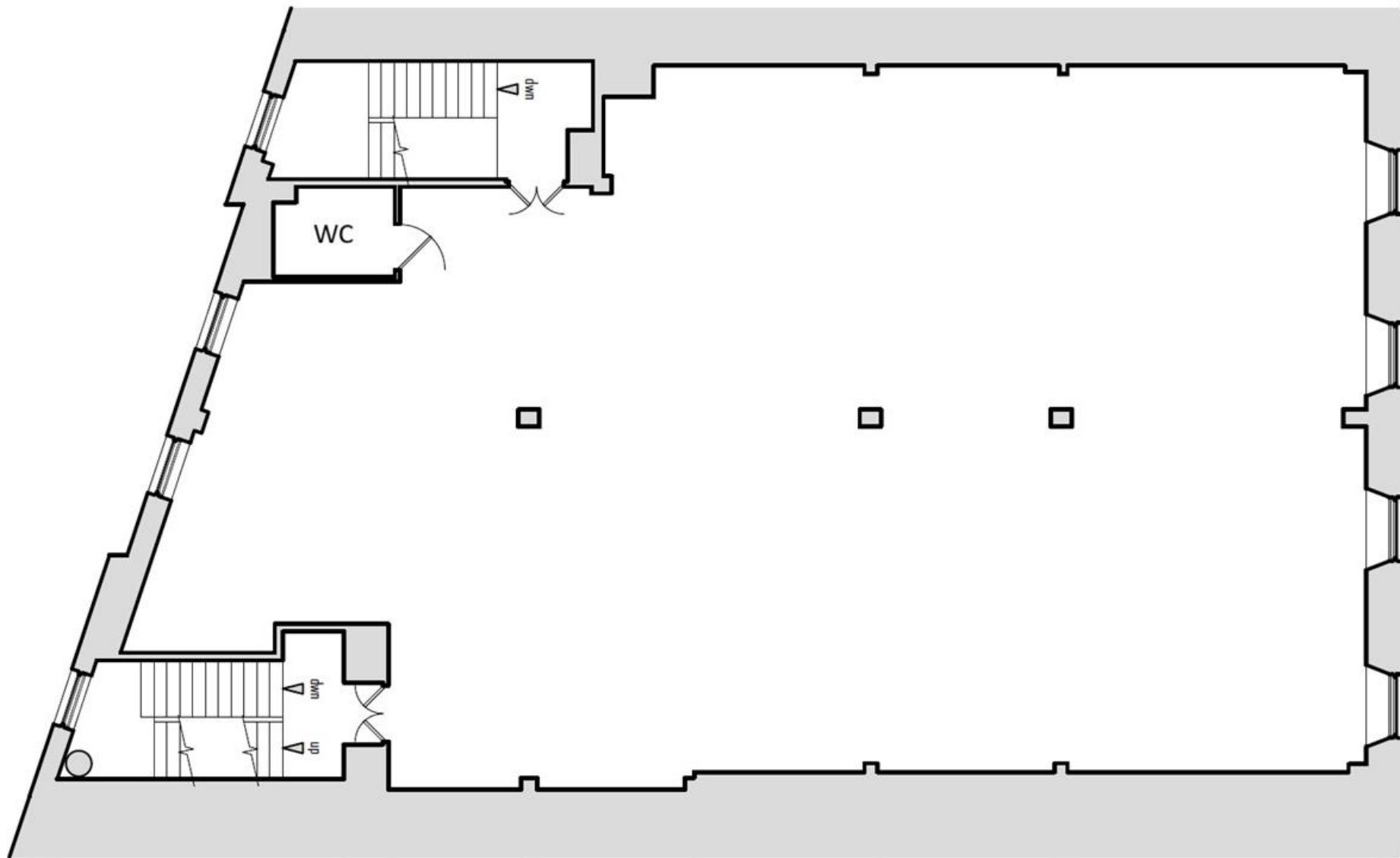
Additional accommodation

Additional accommodation on the second floor measuring 133.50 sqm (1,437 sqft) can be provided for an additional rental if required.



Floor Plan

1ST FLOOR, 191-197 UNION STREET,
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The Detail

1ST FLOOR, 191-197 UNION STREET,
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Rental

£15,000 per annum, exclusive.

Rateable Value

The property will require to be re-assessed upon occupation.

Planning

We believe the property would be suitable for numerous leisure uses, subject to planning. Any interest should satisfy themselves of their proposed use of the space

Lease Terms

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

Energy Performance Certificate

The property has an EPC rating of 'C'.

Further information and a recommendation report is available upon request.

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.

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.

VAT

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

Get in Touch

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



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Shepherd Chartered Surveyors

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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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE January 2026.