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## RETAIL PREMISES

- > CITY CENTRE LOCATION
- > LOCATED ON ABERDEEN'S MAIN COMMERCIAL THOROUGHFARE
- > GROUND AND LOWER GROUND FLOOR ACCOMMODATION
- > SIZE – 287.53 SQM (3,094 SQFT)
- > RENTAL - £45,000 PER ANNUM
- > ADDITIONAL FIRST FLOOR ACCOMMODATION ALSO AVAILABLE

CITY CENTRE RETAIL UNIT TO LET

**195-197 UNION STREET, ABERDEEN, AB11 6BB**

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**LOCATION**

The property is located on the south 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 subjects comprise the ground and lower ground floors of a four storey mid terraced granite façade building. Access to the unit is via the glazed pedestrian door that fronts Union Street or via the rear door at lower ground floor level which is accessed via Windmill Brae.

Internally, the unit is fully fitted and laid out to provide open plan retail accommodation on the ground floor with the lower ground floor providing storage as well as a kitchen and male & female wc’s.

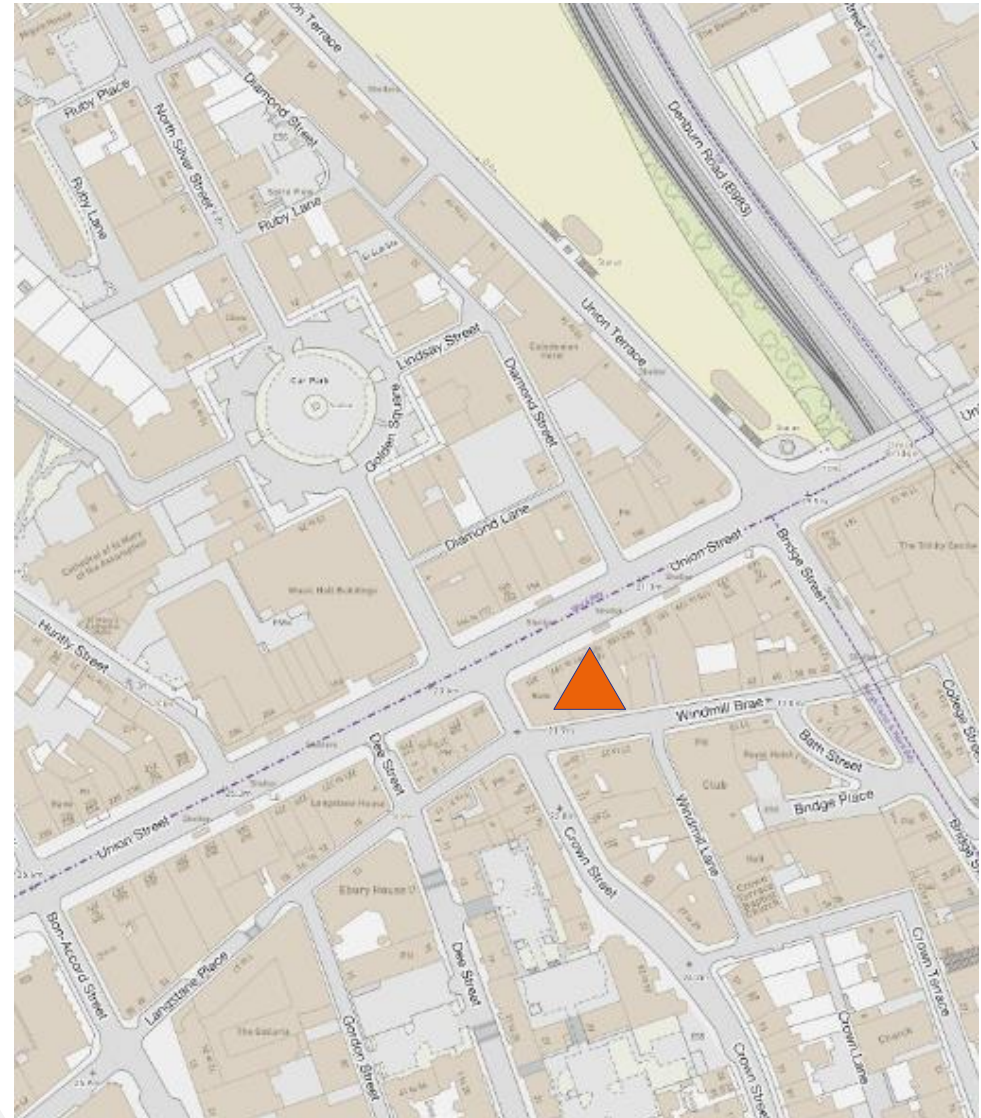
At ground floor, the flooring is concrete which has been overlaid in laminate with the walls being painted plasterboard. The ceiling is a mix of suspended acoustic tile and painted plasterboard.

Access to the lower ground floor is via a fixed concrete staircase at the rear of the property with the flooring being concrete, the walls being painted plasterboard and the ceiling being to the underside of the floor above.

**ACCOMMODATION**

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	136.75	1,472
Lower Ground Floor	150.78	1,622
<b>TOTAL</b>	<b>287.53</b>	<b>3,094</b>

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



### ADDITIONAL ACCOMMODATION

Additional first floor accommodation of 283.85sqm (3,055sqft) can be made available if required at an additional rental.

### RENTAL

£45,000 per annum, exclusive.

### 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>

### RATEABLE VALUE

The subjects are currently entered in the Valuation Roll as part of a larger entry and will require to be reassessed upon occupation.

We estimate the Rateable Value will be approx. £32,000 however this is for guidance purposes only. The rates poundage for 2023/2024 is 49.8p in the £.

### VAT

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

### 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.

### LEASE TERMS

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

### 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 TBC. Further details 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, 01224 202 800  
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