

# FOR SALE

## RETAIL PREMISES

SIZE – 383.13 SQM (4,124 SQFT)

PRICE - £150,000

CITY CENTRE LOCATION

LIFT ACCESS TO  
ACCOMMODATION



VIDEO TOUR



WHAT 3 WORDS

**1ST & 2ND FLOOR, 125 UNION STREET, ABERDEEN, AB11 6HB**

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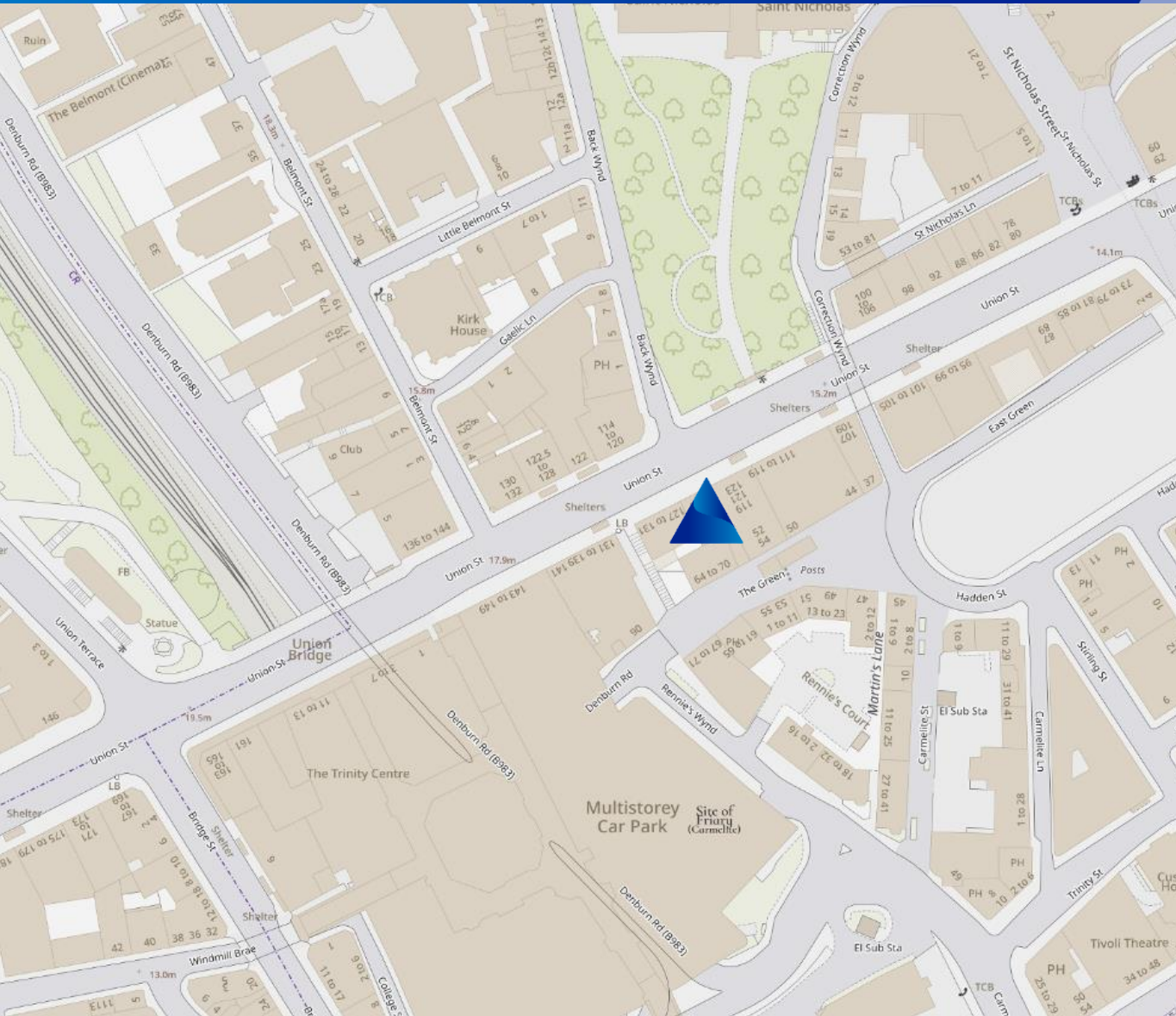






# Location

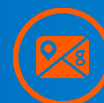
1<sup>ST</sup> & 2<sup>ND</sup> FLOOR, 125 UNION STREET, ABERDEEN,  
AB11 6BH



The subjects are situated on the south side of Union Street, within the prime section of the street between the junctions of Bridge Street and Market Street. Union Street is the main commercial throughfare of Aberdeen City, with surrounding occupiers including McDonalds, Taco Bell, Primark and JD Sports.

In the coming years extensive redevelopment of this portion of Union Street is underway, most recently this included the re-opening of Union Terrace Gardens. Ongoing projects include the redevelopment of The Market and the Union Street streetscaping works.

## City Centre Retail Premises



FIND ON GOOGLE MAPS



# Description

1<sup>ST</sup> & 2<sup>ND</sup> FLOOR, 125 UNION STREET, ABERDEEN,  
AB11 6BH



The subjects comprise a first and second floor retail unit occupying a traditional granite and slate building. The premises features a shop frontage on Union Street, with pedestrian access from ground floor level. Upon entry a stairway leads to the first floor sales area, or lift access is also available across the unit.

Internally, the first floor provides open plan retail space finished to a modern standard, with a separate area partitioned for use as changing rooms. The second floor provides further accommodation fit for storage purposes, as well as staff room facilities. The unit would be suitable to continue use for retail purposes, or subject to planning, could also be a prime leisure or residential development opportunity.

Heating to the unit is by way of electric heaters, with air conditioning units fitted to the first floor ceiling. W.C facilities are located on the second floor.

## Accommodation

|              | m <sup>2</sup> | ft <sup>2</sup> |
|--------------|----------------|-----------------|
| First Floor  | 205.60         | 2,213           |
| Second Floor | 177.53         | 1,911           |
| TOTAL        | 383.13         | 4,124           |

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).

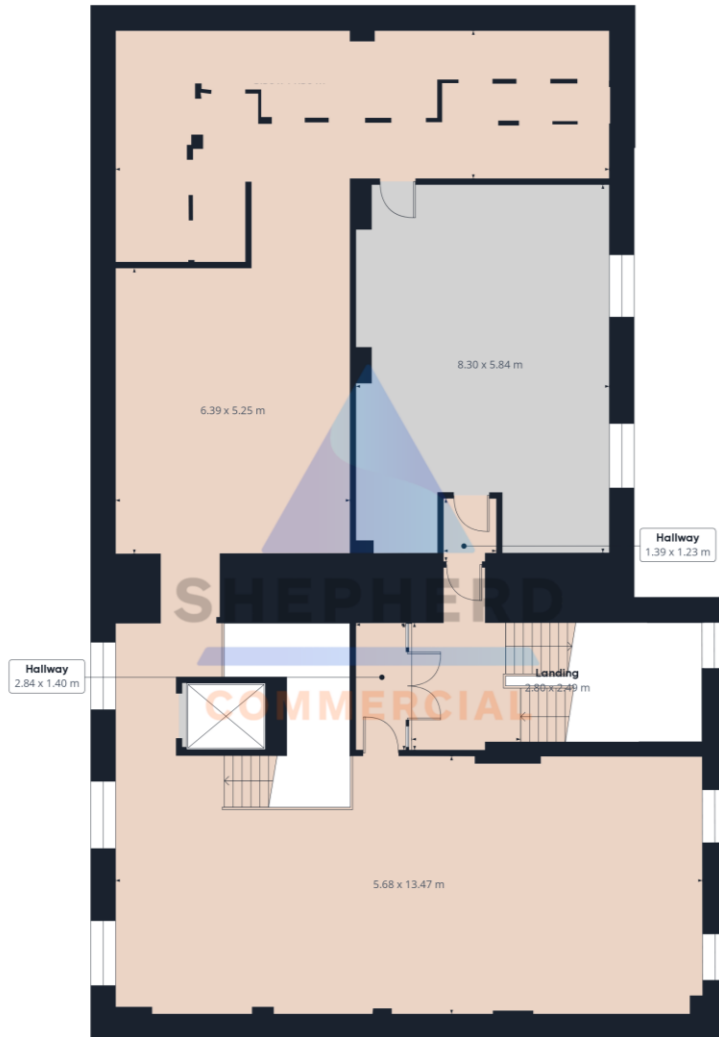


First Floor



# Floor Plans

1<sup>ST</sup> & 2<sup>ND</sup> FLOOR, 125 UNION STREET,  
ABERDEEN, AB11 6BH



First Floor



Second Floor





## Price

£150,000 is sought for our clients heritable interest in the property.

## Rateable Value

The subjects are currently entered into the Valuation Roll with a rateable value of £28,750.

## Energy Performance Certificate

The subjects have an EPC Rating of F.

Further information and a recommendation report is available to seriously interested parties on request.

## VAT

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

## Legal Costs

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT and Registration Dues.



*Second Floor*

## Get in Touch

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



**Melanie Grant**

[melanie.grant@shepherd.co.uk](mailto:melanie.grant@shepherd.co.uk)

## 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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