



TO LET / MAY  
SELL

Retail Premises

Prime City Centre Location

Incentives Available

Size – 242.99 SQM (2,616 SQFT)

Suitable For A Variety Of  
Commercial Uses

Rent: £30,000 Per Annum

VIRTUAL TOUR  
360°

231 UNION STREET, ABERDEEN, AB11 6BQ

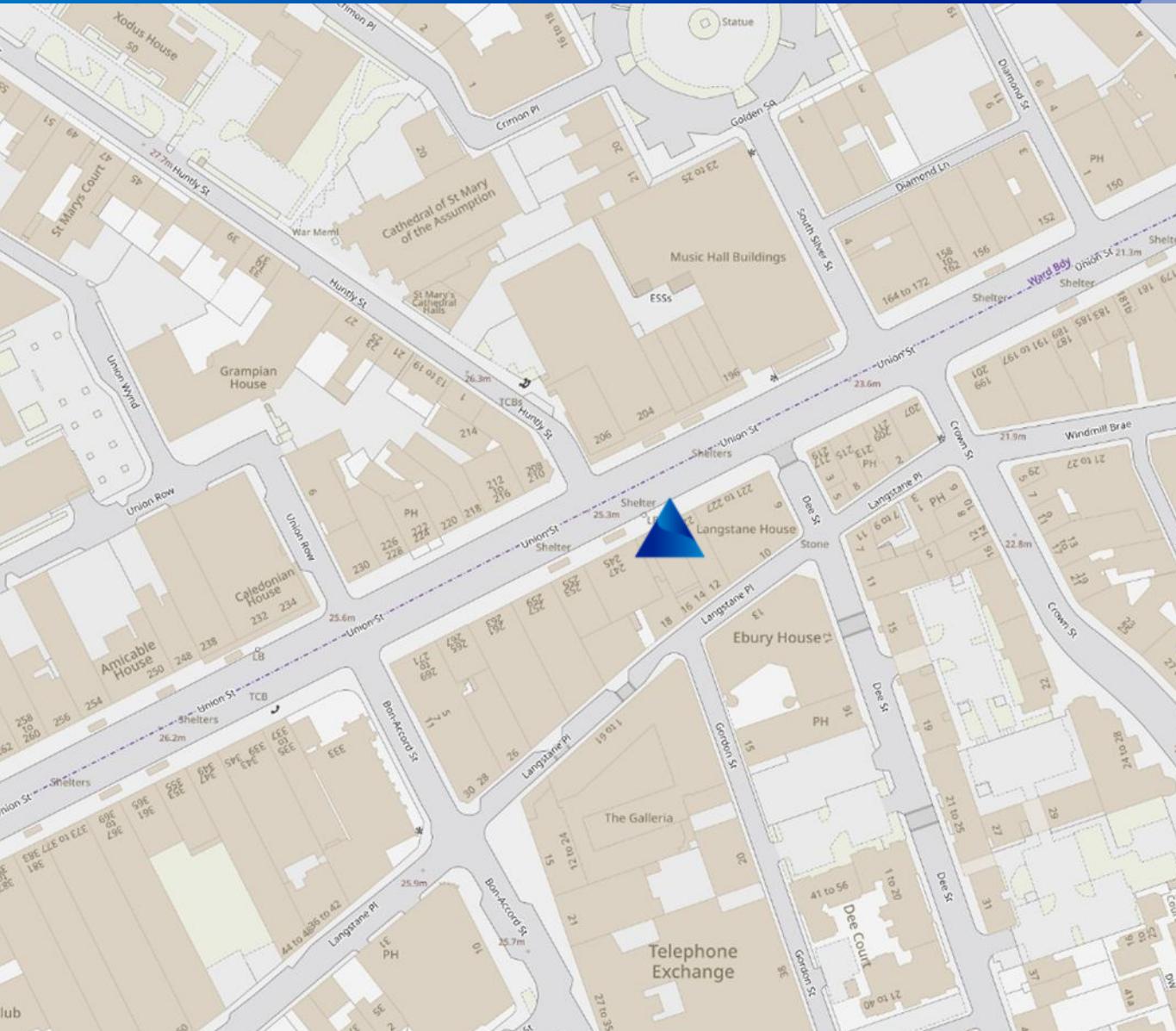
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SHEPHERD  
COMMERCIAL



# Location

231 UNION STREET, ABERDEEN, AB11 6BQ



[FIND ON GOOGLE MAPS](#)

**The property is located within the heart of Aberdeen city centre on the south side of Union Street, between its junctions with Dee Street and Bon-Accord Street.**

Union Street is one of the city's primary retailing thoroughfares and as a result, is represented by a range of local and national occupiers. The central location results in a good level of footfall both at day and night time with a number of restaurant, public houses, offices and residential all being in present in the area. Surrounding occupiers include Chaiiwala, Cruise Fashion, Starbucks and Burger King.



# Description

231 UNION STREET, ABERDEEN, AB11 6BQ



The subjects comprise a ground floor and basement retail unit within a two storey and attic building of traditional granite construction, with pitched slate roof over incorporating dormer projections. The subjects benefit from a prominent frontage onto Union Street and a recessed pedestrian entrance doorway with signage fascia above.

Internally the subjects provide an open plan sales / service area to the front, with ancillary staff and storage accommodation to the rear. Flooring throughout the ground floor is overlaid in wooden style laminate with the walls and ceiling being painted plasterboard. A fixed timber staircase to the rear leads to the basement which provides storage accommodation, tea prep and W.C. facilities. There is an aircon system is fitted within the unit.

## Accommodation

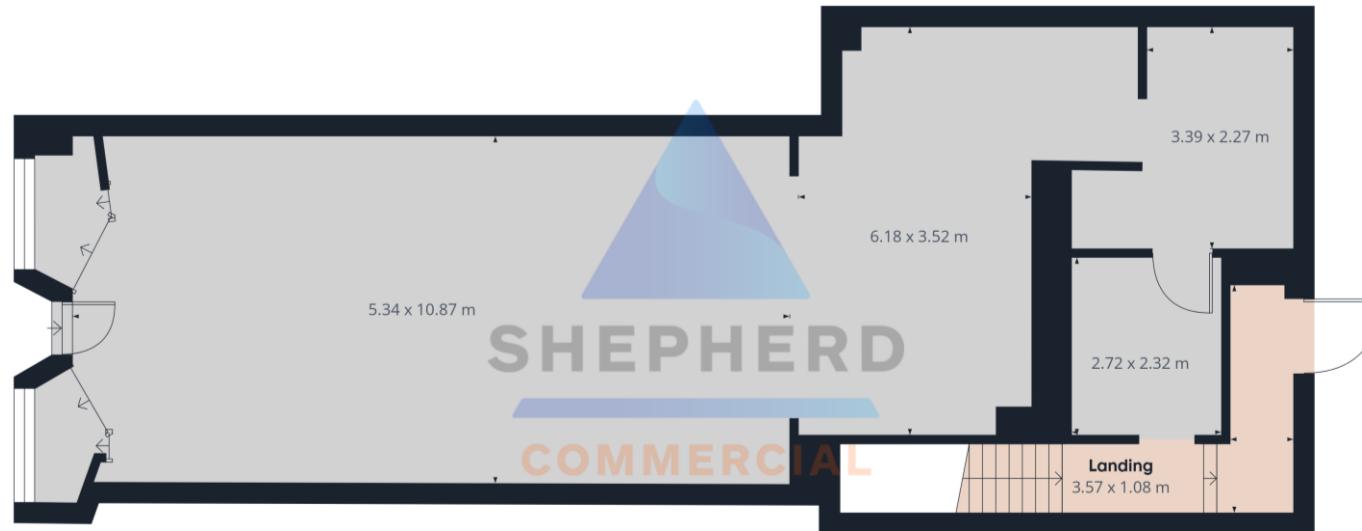
	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>	135.21	1,455
<b>Basement</b>	107.78	1,160
<b>TOTAL</b>	<b>242.99</b>	<b>2,616</b>

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).

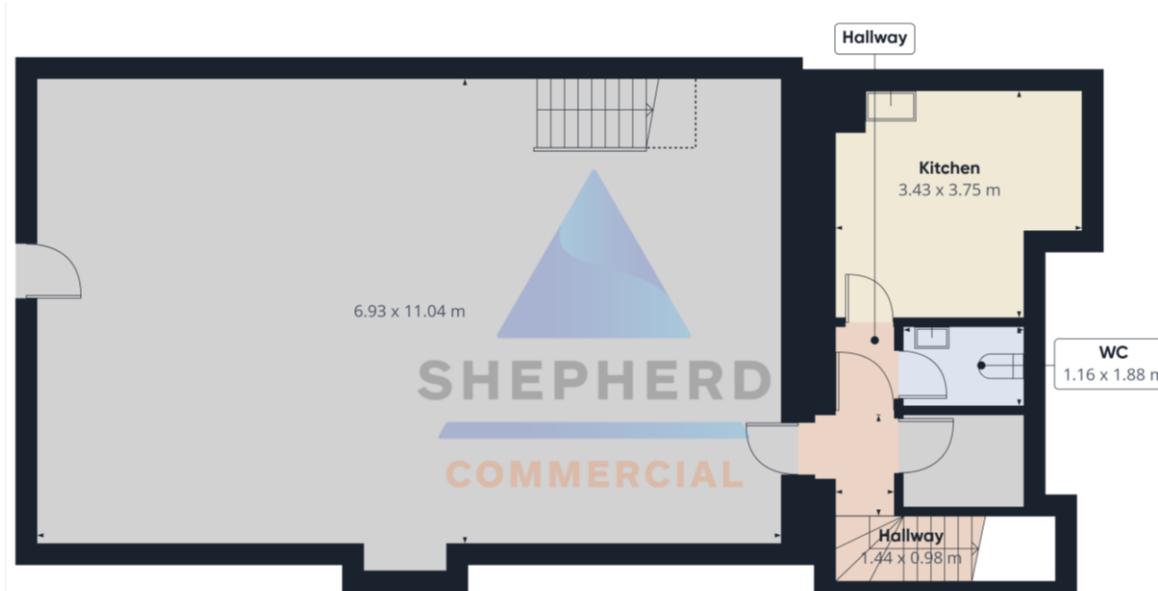


# Floor Plans

231 UNION STREET, ABERDEEN, AB11 6BQ



Ground Floor



First Floor



# The Detail

231 UNION STREET, ABERDEEN, AB11 6BQ

## Rental

£30,000 Per Annum.

## Lease Terms

The premises are available on the basis of a new Full Repairing and Insuring Lease of negotiable duration

## Price

Upon Application.

## 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>

## Rateable Value

The subjects are currently entered into the Valuation Roll at a Rateable Value of £25,750

An ingoing occupier will have the opportunity to appeal this figure.

## Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of ".

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 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:



**Mark McQueen**

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**Melanie Grant**

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## Shepherd Chartered Surveyors

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t: 01224 202800



## 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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