

TO LET
RETAIL UNIT

 **GRAHAM
SIBBALD**



**39 Union Terrace
Aberdeen, AB10 1NP**

- Central location, opposite from Union Terrace Gardens
- Suitable for a range of uses falling under Class 1A (Retail and Professional Services)
- Net Internal Area — 42.33 sq. m (456 sq. ft)

LOCATION

The subjects are situated within the heart of the City Centre on the North side of Union Terrace, close to the junction of Skene Terrace and Rosemount Viaduct. The property is located opposite Union Terrace Gardens, an area which has formed an integral part of the Aberdeen city centre regeneration masterplan, benefiting from £28million of investment. The property is across the road from Common Sense Café which occupies one of three pavilions developed with the reopening of the gardens. Union Street is approximately 350 yards to the South, forming the main retail thoroughfare for Aberdeen.

Nearby occupiers include Mains Highlandwear, Love Yoga, Common Sense Café, The Terrace Bar and Café and His Majesty's Theatre.



DESCRIPTION

The subjects comprise a ground floor retail unit within a terraced Category B listed building. The property is constructed of traditional granite construction with striking, ornate stonework and a pitched and slated roof.

Internally, the subjects are currently fitted out as a hairdressing salon with modern specification. It currently benefits from having 6 stations, 2 back wash basins, a customer waiting area, kitchenette and a toilet.

FLOOR AREAS

We calculate the following approximate area, in accordance with the Net Internal Areas (NIA) as follows:

Ground Floor	42.33 sq. m	456 sq. ft
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LEASE TERMS

The subjects are available on the basis of a Full Repairing and Insuring lease on terms to be agreed.

RENT

£10,000 per annum, exclusive of VAT.

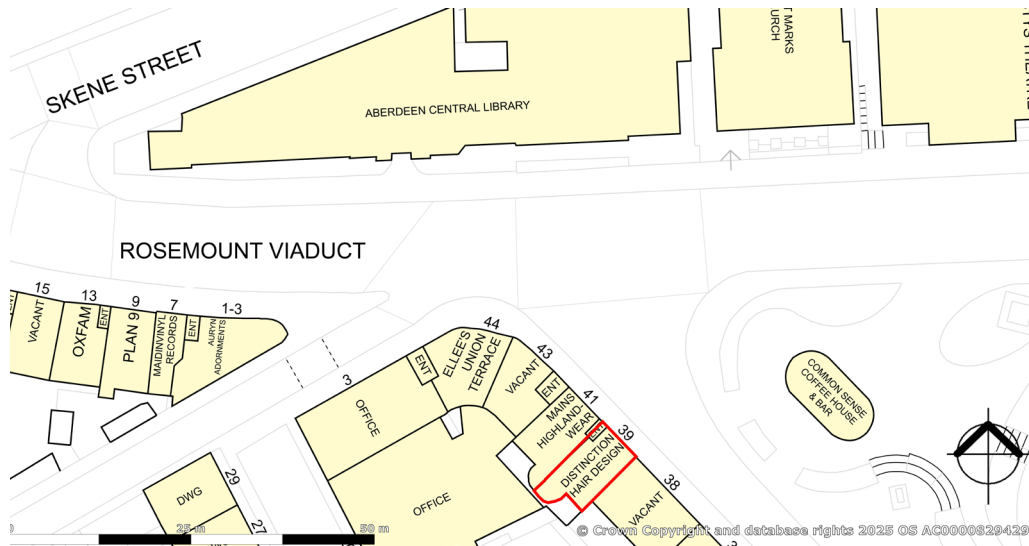
RATING

The subjects are currently entered in the Valuation Roll with a Rateable Value effective from 1st April 2023 of £7,400. The rate poundage for 2023/24 is 49.8p in the £.

An incoming occupier may qualify for 100% rates relief under the Small Business Bonus Scheme.

PLANNING

It is our understanding that the subjects currently benefit from Class 1A (Retail and Professional Services) use.



EPC

Upon application.

DATE OF ENTRY

Immediate entry is available upon conclusion of legalities.

VAT

All figures quoted are exclusive of any VAT that may be applicable.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Buildings Transaction Tax and registration dues, as appropriate.

VIEWINGS & OFFERS

By prior arrangement with the sole letting agents, to whom all formal offers should be submitted in Scottish legal form.

To arrange a viewing please contact:



MOLLY PEETERS
Graduate Surveyor

molly.peeters@g-s.co.uk
07825 875 303



SHONA BOYD
Senior Surveyor

shona.boyd@g-s.co.uk
07741 314 188

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: September 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.