

TO LET
CITY CENTRE RETAIL UNIT



157 Union Street
Aberdeen, AB11 6BB

- Prime City Centre location
- Net Internal Area 227.61 sq. m (2,450 sq. ft)

LOCATION

The subjects are located on the south side of Union Street, Aberdeen's main retail thoroughfare. This property benefits from good footfall driven by prominent nearby occupiers, and is located directly in between Greggs and The Trinity Shopping Centre.

Surrounding occupiers include a range of notable occupiers including Greggs, Primark, Chaophraya, HMV and Jamieson & Carry.

DESCRIPTION

The subjects comprise a ground floor, lower ground floor, and basement unit within a granite building. The ground floor benefits from prominent frontage onto Union Street and features a well-presented, open-plan retail space with a staff room with kitchen facilities to the rear. An internal staircase connects the ground floor to the lower ground level, which is currently configured as additional shop floor and has toilet facilities and a storage area. Further storage is available in a dedicated stockroom located in the basement, which is accessed through a separate internal staircase.

ACCOMMODATION

We calculate the following approximate Net Internal Floor Areas (NIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	Sq. m.	Sq. ft.
Ground Floor	106.09	1,142
Lower Ground Floor	82.13	884
Storage Room	39.39	424
Total	227.61	2,450

RENT

£40,000 per annum, exc

LEASE TERMS

The subjects are available on a Full Repairing and Insuring lease of negotiable duration.

RATING

The property is entered in the current valuation roll as follows: Rateable Value - £42,750, effective from 1 April 2023. The Uniform Business Rate Poundage for the year 2025/2026 is 49.8p in the £.

ENERGY PERFORMANCE CERTIFICATE (EPC):

Further details are available on request.

VAT

All figures quoted are exclusive of Value Added Tax (VAT)

LEGAL COSTS

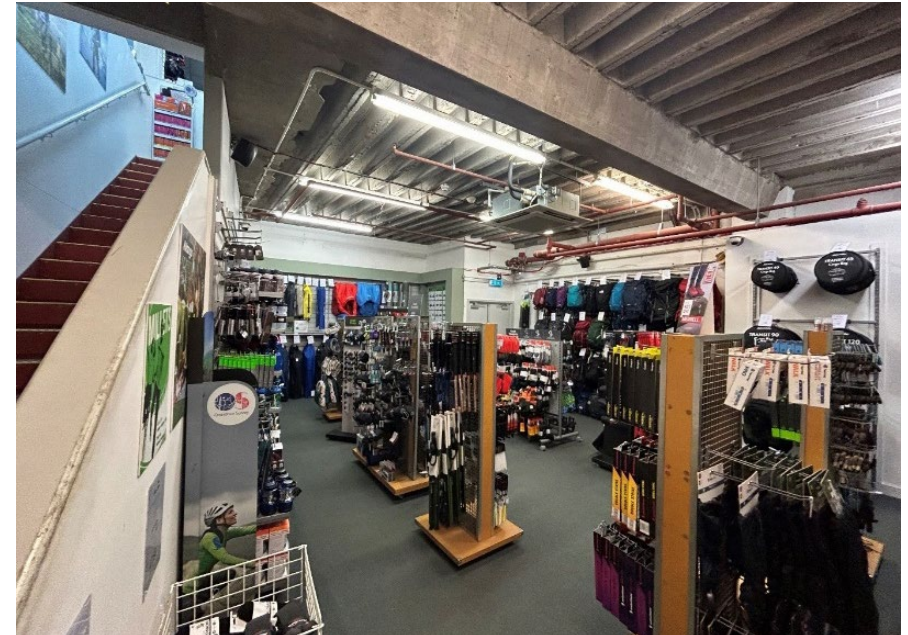
Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenants liable for LBTT and registration dues in the normal manner.

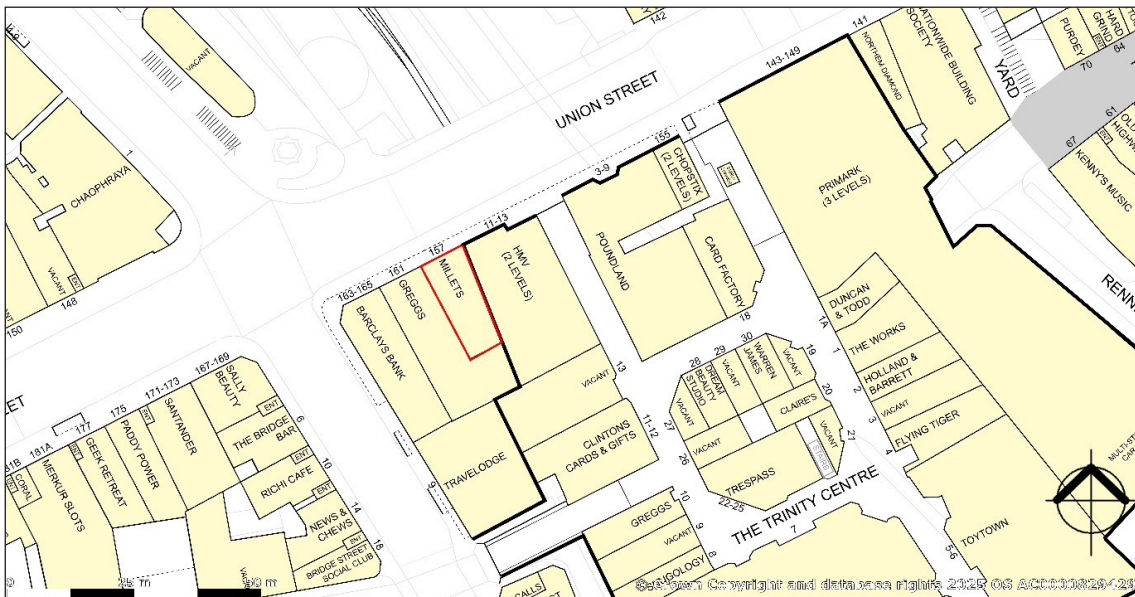
UNION STREET EMPTY SHOPS GRANT SCHEME

Tenants/purchasers may qualify for a grant of up to 50% of project costs for eligible physical works and reconfiguration with a maximum award amount of £35,000. For further information email unionstreet@aberdeencity.gov.uk or go to [https:// www.aberdeencity.gov.uk/services/ services-business/empty-shops-grant-scheme](https://www.aberdeencity.gov.uk/services/services-business/empty-shops-grant-scheme).

VIEWINGS

To arrange a viewing or for further information, please contact the joint letting agents.





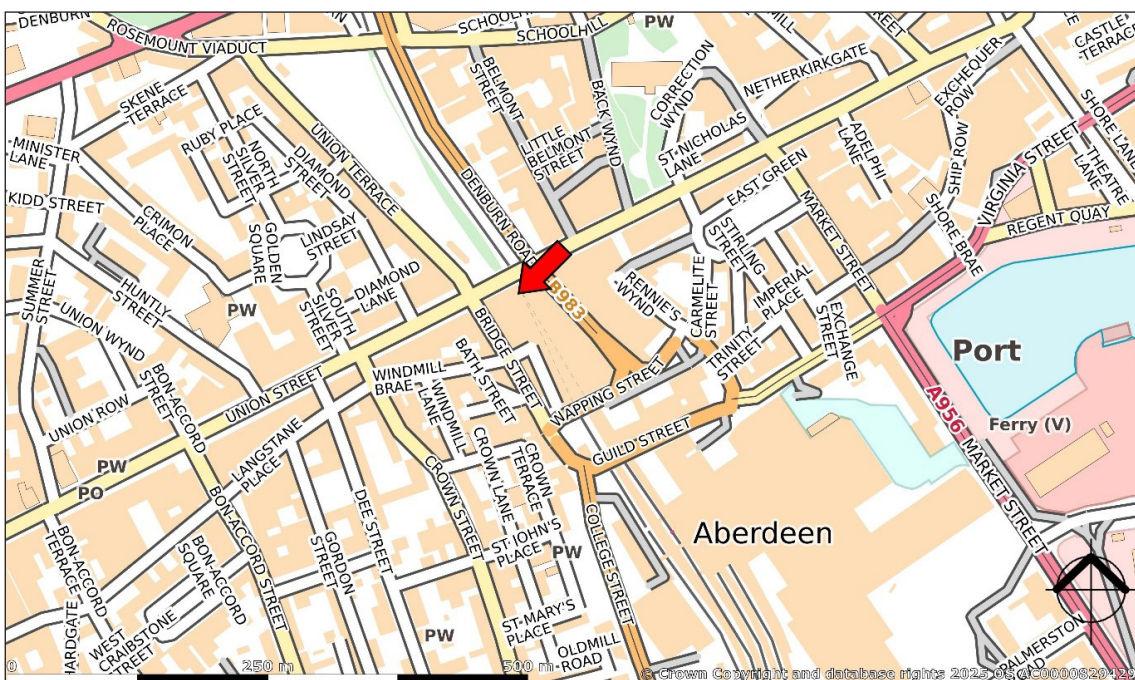
To arrange a viewing please contact:



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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 of Publication: May 2025