



**TO LET**

## Retail Premises

Prominent position next to  
Union Terrace Gardens

Finished to a modern standard  
and suitable for a range of  
commercial uses

Incentives available

Size – 210.27 sqm (2,263 sqft)

Rent: £25,000 Per Annum



WHAT 3 WORDS

**148 UNION STREET, ABERDEEN, AB10 1QX**

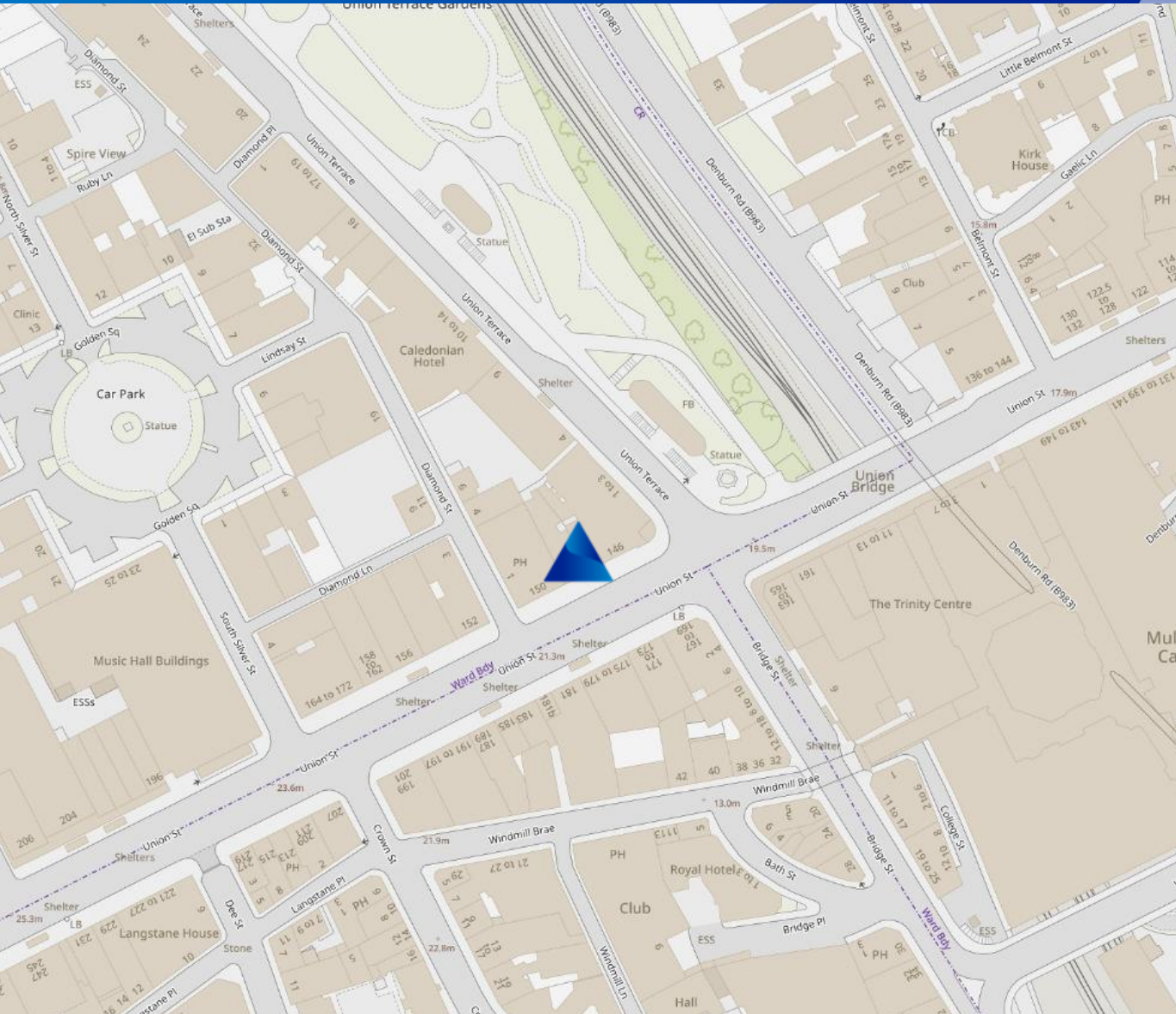
**CONTACT: Melanie Grant** [melanie.grant@shepherd.co.uk](mailto:melanie.grant@shepherd.co.uk) | 01224 202825 | [shepherd.co.uk](http://shepherd.co.uk)





# Location

148 UNION STREET, ABERDEEN, AB10 1QX



The property is located within the heart of Aberdeen city centre on the north side of Union Street, between its junctions with Diamond Street and Union Terrace.

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. In addition, the premises are located only a short distance from Union Terrace Gardens and the Trinity Centre. The central location results in a good level of footfall both at day and night time trade with a number of restaurant, public houses, offices and residential all being in present in the area.

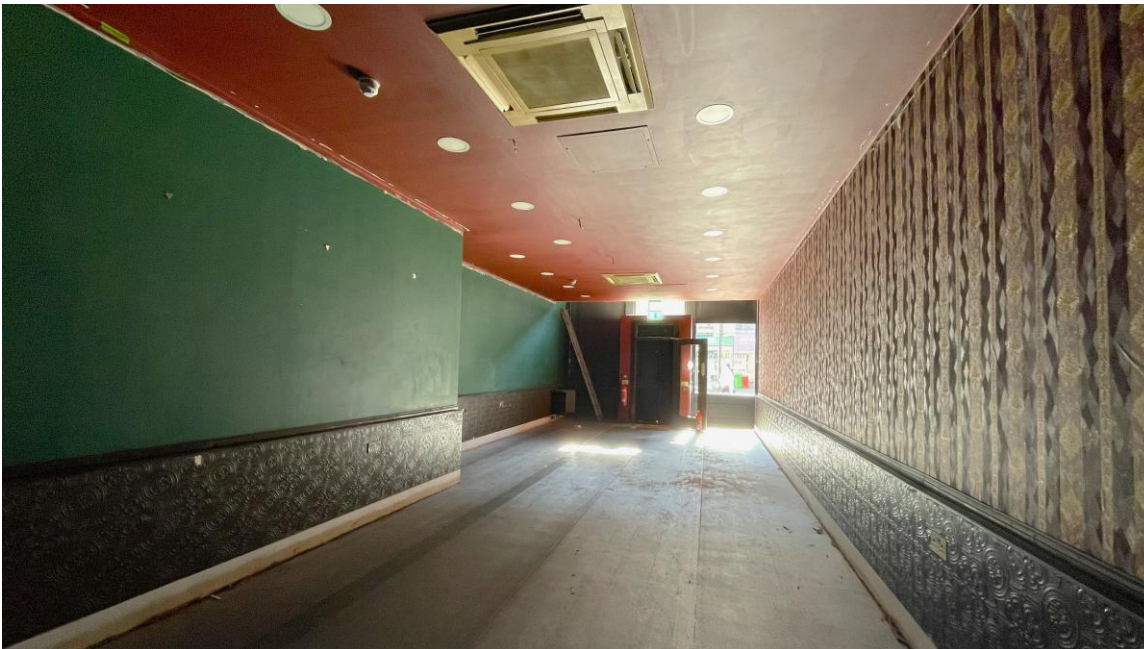


FIND ON GOOGLE MAPS



# Description

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The premises comprise of the ground and basement floors of a mid-terraced three storey, attic and basement building of traditional granite and slate construction. The upper floors are in residential use. The premises benefit from a traditional shop front with two large display windows and central door.

The premises themselves are currently fitted for use as a barbers but are suitable for a variety of alternative uses. The accommodation provides a front sales area along with rear sales, kitchen and male and female w.c. facilities at ground floor level. A staircase leads to the basement area which is used for storage, office and staff facilities.

The ground floor is finished to a good standard with wood effect flooring, plaster and painted walls and ceiling with spot lighting. Heating and cooling provided by an air circulation system.

|                     | m <sup>2</sup> | ft <sup>2</sup> |
|---------------------|----------------|-----------------|
| <b>Ground Floor</b> | 127.21         | 1,369           |
| <b>Basement</b>     | 83.06          | 894             |
| <b>TOTAL</b>        | <b>210.27</b>  | <b>2,263</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).



## Rental

£25,000 Per Annum.

## Lease Terms

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

Incentives can be provided to incoming occupiers, with further information available on request.

## 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 £23,000

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

## Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of 'D'.

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:



**Melanie Grant**

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

## Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

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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