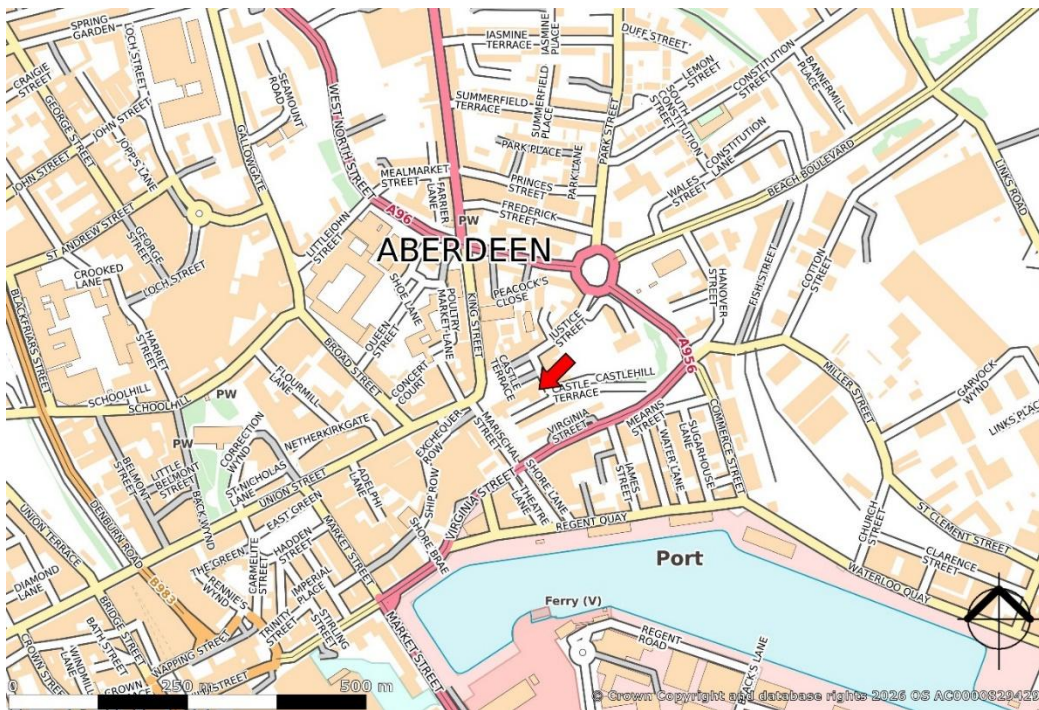


TO LET
CITY CENTRE RETAIL UNIT



33 Castle Street, Aberdeen,
AB11 5BB

- Central Location fronting Castlegate
- Qualifies for 100% rated relief
- Situated within focal area for city centre regeneration
- NIA: 109.20 sq.m (1,175 sq.ft)



LOCATION

The property is located on Castle Street within Aberdeen City Centre. Castle Street is situated directly to the east of Union Street which is Aberdeen's main commercial thoroughfare. The property itself stands on the south side of the street in close proximity to Castle Terrace. The subject is a manageable size, open-plan layout, good natural lighting and straightforward configuration make it suitable for a wide range of Class 1A (Retail and Professional Services) uses.

Within the surrounding area, nearby occupiers include a mix of uses including retail, licensed restaurants and bars and hotels, namely The Archibald Simpson Wetherspoons, Ibis Aberdeen, Miller & Carter, Lane7 and Brewdog.

PLANNED REGENERATION OF CASTLEGATE

Castlegate is an area which the Aberdeen City Council are planning to refurbish as part of the £150 million City Centre and Beach Masterplan. This will include more green space and spaces for outdoor seating for cafés in the vicinity. The subject property itself benefits from a prominent frontage onto Castle Street with strong visibility to both pedestrian and vehicular traffic travelling between Union Street, the Castlegate and the Beach Boulevard.



Source: Aberdeenlive



DESCRIPTION

The property is situated within the ground floor of a 3 storey and attic building of traditional granite construction with a pitched roof over. The rear section of the property is located within a single storey extension.

The property is currently laid out with a serving station to the front and an open plan area to the rear. Natural lighting is provided by large windows which face onto Castle Street

To the back of the property there is a kitchen, WC facilities and storage cupboards. Internally, the flooring is laminate with the ceiling being suspended with integrated LED lights.

ACCOMODATION

We confirm we have undertaken a full measurement inspection in accordance with the RICS Property Measurement (2nd Edition) and have calculated the floor areas using the RICS Code of Measurement (6th Edition) to arrive at the net internal floor area as follows:-

	Sq. m	Sq. ft
Ground Floor	109.20	1,175

RENT & LEASE TERMS

£12,500 per annum. The subjects are available on a Full Repairing and Insuring lease of negotiable duration

RATEABLE VALUE

- Rateable Value Effective April 1st 2023 - £9,700
- Rateable Value Effective April 1st 2026 - £11,000

The subjects would therefore qualify for 100% Small Business Rates Relief should a qualifying occupier be identified



To arrange a viewing please contact:



SHONA BOYD
Senior Surveyor
shona.boyd@g-s.co.uk
07741 314 188



MOLLY PEETERS
Graduate Surveyor
molly.peeters@g-s.co.uk
07825 875 303

IMPORTANT NOTICE

1. These particulars are intended as a 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. A list of Partners can be obtained from any of our offices. Date published: February 2026

EPC

The property currently has an EPC rating of G. Further documents available upon request.

VAT

All figures quoted are exclusive of Value Added Tax (VAT), which may be applicable

ENTRY

By arrangement

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

VIEWINGS

To arrange a viewing or for further information, please contact the sole letting agents: