

Ryden

TO LET

**PROMINENT CITY CENTRE
RETAIL UNIT**

123.96 SQ M (1,335 SQ FT)

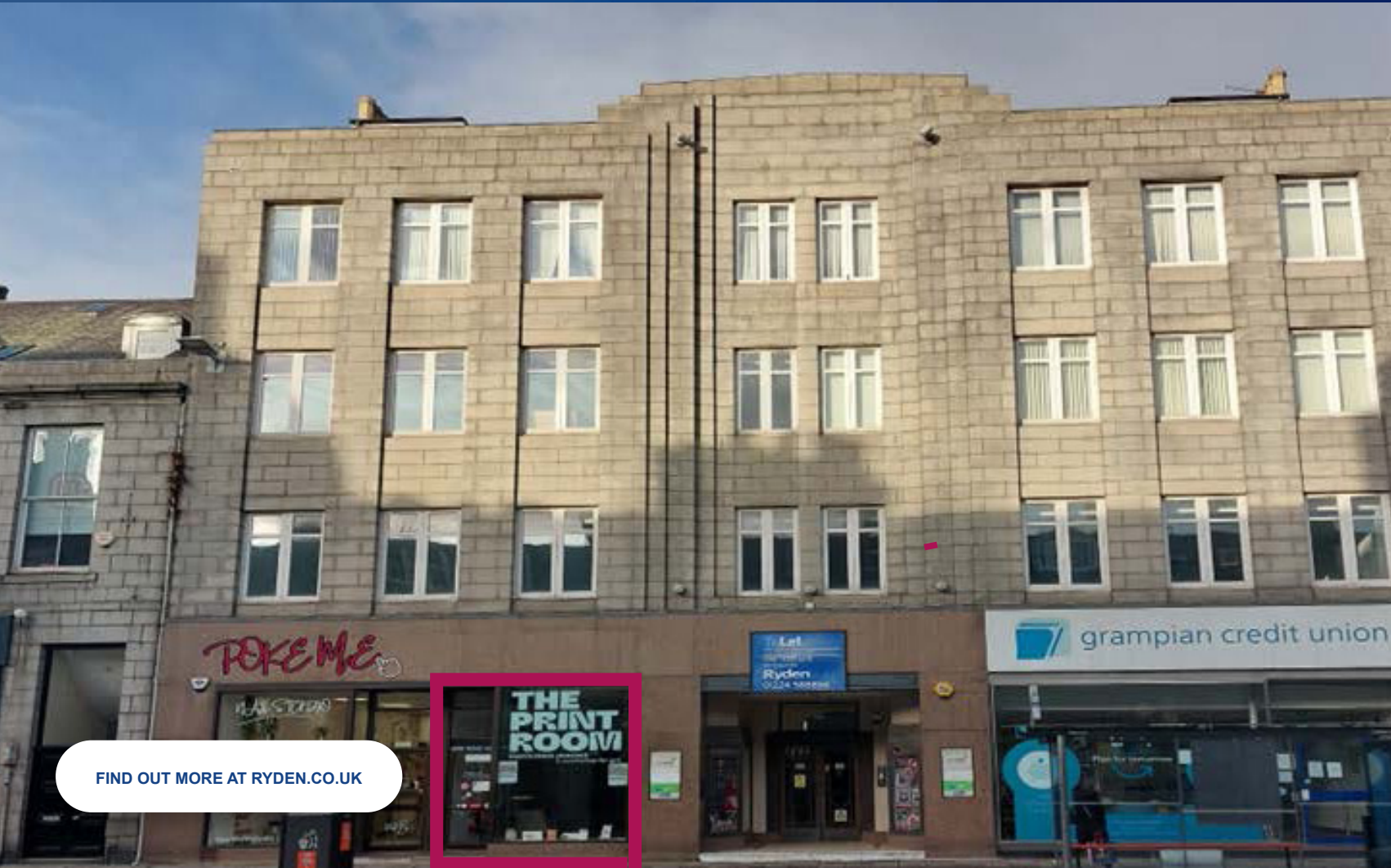


**252A UNION STREET
ABERDEEN
AB10 1TN**

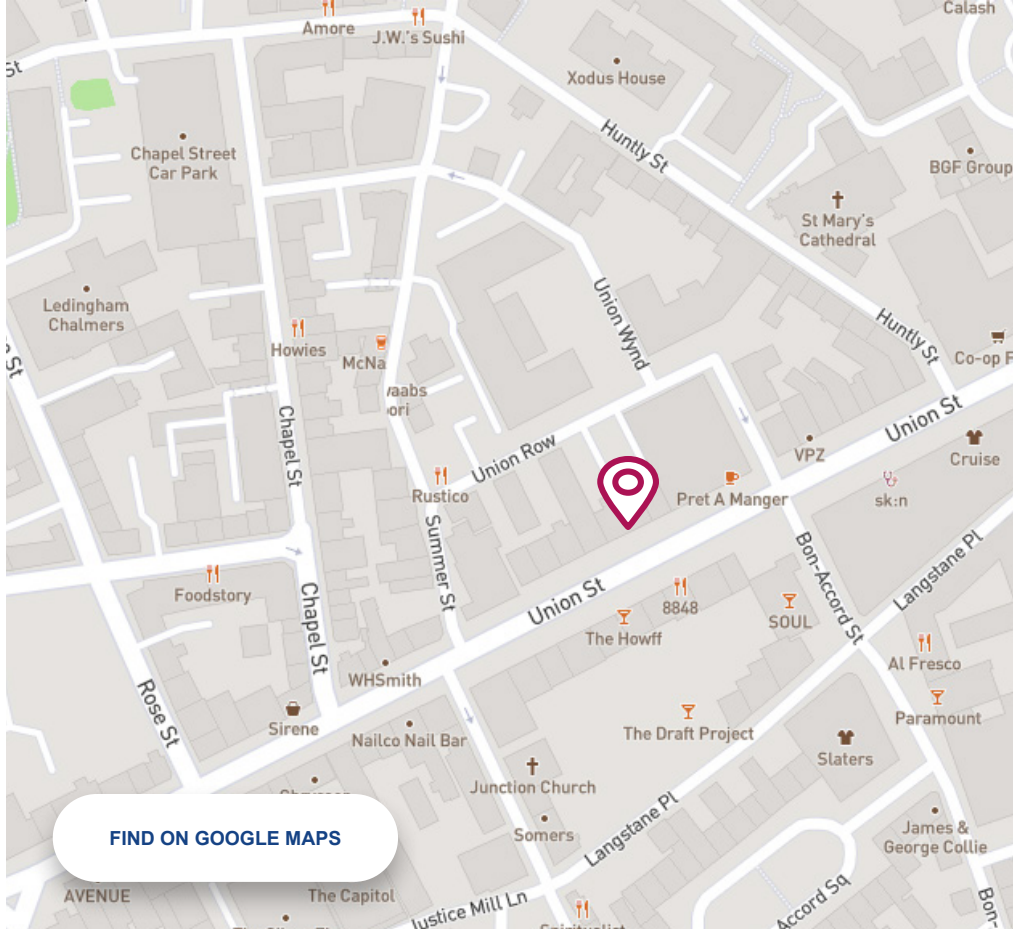
**LOCATED ON UNION
STREET, ABERDEEN'S
MAIN COMMERCIAL
THOROUGHFARE**

**ST NICHOLAS CENTRE,
BON ACCORD CENTRE &
UNION SQUARE SHOPPING
CENTRES CLOSEBY**

**POTENTIAL TO QUALIFY
FOR UNION STREET EMPTY
SHOPS GRANT SCHEME**



[FIND OUT MORE AT RYDEN.CO.UK](https://www.ryden.co.uk)



FIND ON GOOGLE MAPS

LOCATED ON THE NORTH SIDE OF UNION STREET, ABERDEEN'S MAIN COMMERCIAL THOROUGHFARE



LOCATION

The retail unit is located on the north side of Union Street, Aberdeen's main commercial thoroughfare, near the junction with Summer Street and Bon Accord Terrace.

Nearby occupiers include; Vovem Meat & Liquor, Nat West, Pret A Manger, Signature, The Howff, Wild Ginger, Pizza Express, Soul and British Heart Foundation.

DESCRIPTION

The subjects comprise a ground floor retail unit with a basement contained within a four-storey mid-terraced tenement.

The property is of granite construction with a pitched and slate covered roof. The premises benefits from a modern fully glazed frontage and a single recessed entrance door.

Internally, the ground floor accommodation comprises an open plan sales area, whilst the basement provides further open plan accommodation with tea prep and WC facilities.

ACCOMMODATION

The subjects comprise the following Net Internal Areas (NIA), as measured in accordance with the RICS Code of Measurement Practice (6th Edition):

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	54.40	586
BASEMENT	69.56	749
TOTAL	123.96	1,335

RATEABLE VALUE

£13,250 effective from 1 April 2023.

RENT

£16,000 per annum.

LEASE TERMS

The property will be available on Full Repairing and Insuring terms. Further information will be available upon request.

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>.

PERMITTED USE

Permission for Class 3 (Food & Drink) has been granted by Aberdeen City Council.

EPC

The subjects have an EPC Rating of F. A copy of the EPC and Recommendations Report can be provided upon request.

VAT

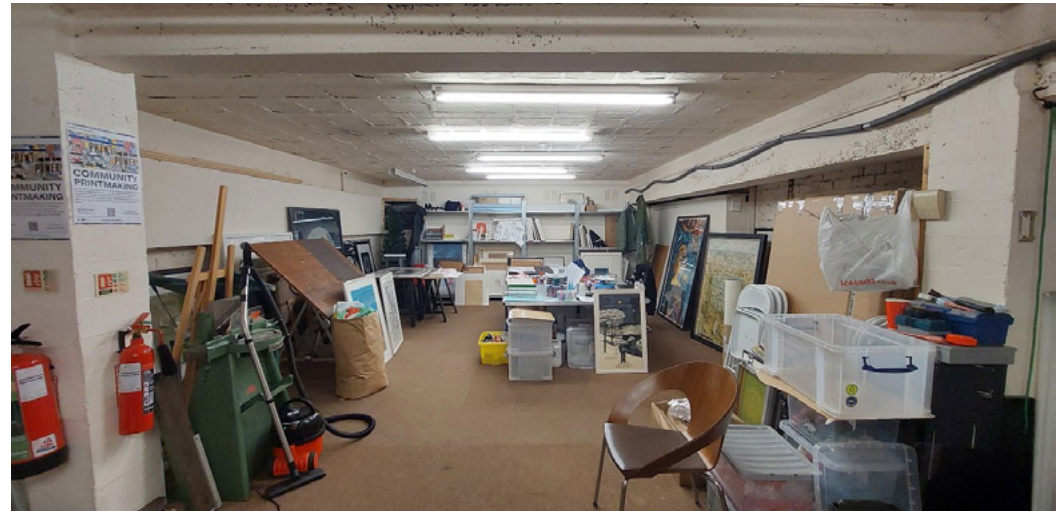
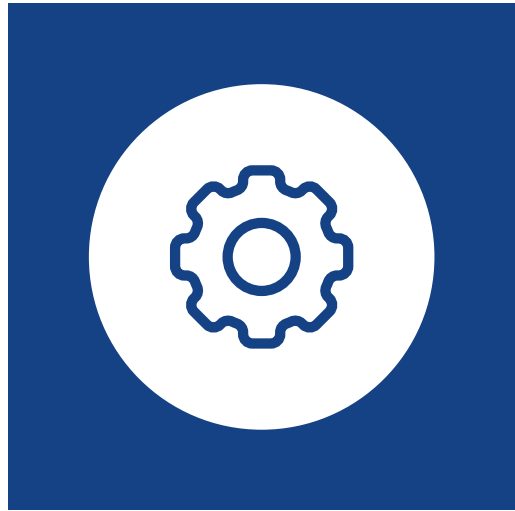
All monies due under the lease will be VAT chargeable at the applicable rate.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for LBTT and registration dues, where applicable.

VIEWING & OFFERS

Viewing is strictly by arrangement with the joint letting agents.



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CENTRE RETAIL
UNIT
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(1,335 SQ FT)



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ABERDEEN
AB10 1TN

GET IN TOUCH

Please get in touch with our letting agent for more details.

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Ryden

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Ryden



The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **February 2025**

