



**TO LET /
FOR SALE**

City Centre Retail Unit

**Ground Floor – 190.52 SQM
(2,361 SQFT)**

**Basement – 28.83 SQM (310
SQFT)**

**Suitable For a Variety of
Commercial Uses (Subject to
Planning)**

Rental - £20,000 per annum

Price - £200,000



WHAT 3 WORDS

25 UNION STREET, ABERDEEN, AB11 5BP

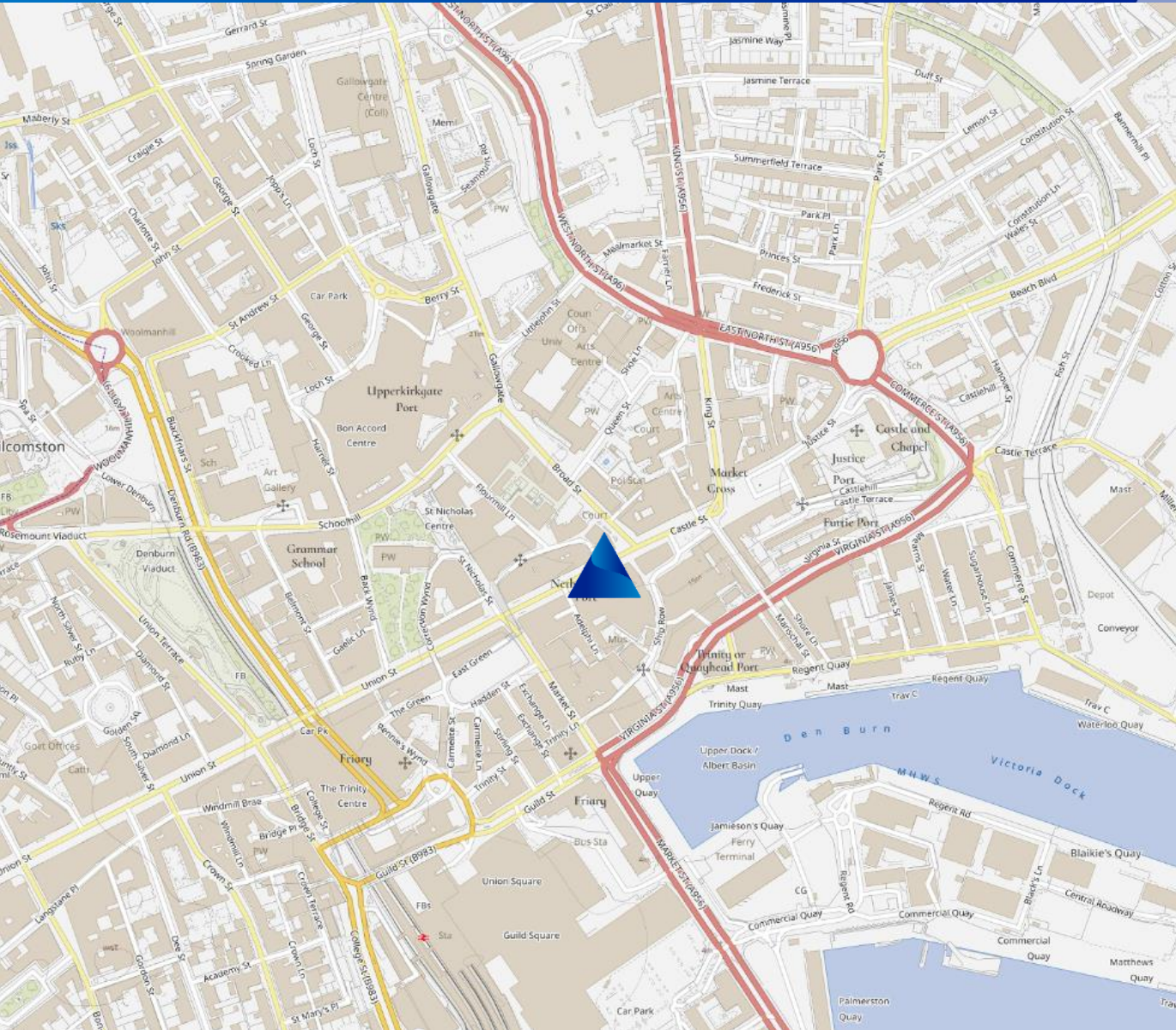
CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk | 01224 202800 | shepherd.co.uk
Joe Thomson, joe.thomson@shepherd.co.uk | 01224 202825 | shepherd.co.uk





Location

25 UNION STREET, ABERDEEN, AB11 5BP



The subjects are located on the south side of Union Street close to its junction with Shiprow. Union Street forms one of the main thoroughfares within the city centre and as such the property benefits from good visibility and accessibility and has quick access to all city centre amenities, and to the road and public transport networks.

Surrounding occupiers are in a mix of leisure and retail at ground floor with various commercial and residential use at upper levels.

Commercial occupiers within the immediate vicinity include Miller & Carter, Brewdog, British Heart Foundation, and Union Café & Bistro.

The property is also located nearby the new Aberdeen Market which is under construction and scheduled for completion early 2027. The market is set to be a focal point for the city centre as per the city centre masterplan.

City Centre Retail Premises



FIND ON GOOGLE MAPS



Description

25 UNION STREET, ABERDEEN, AB11 5BP



The subjects comprise the ground floor and basement floors within a four storey, attic and basement tenement building. The subjects are of granite construction with a pitched slate roof over, incorporating dormer projections. The property benefits from a glazed timber framed display window with access provided via a timber framed pedestrian entrance doorway.

Internally, the ground floor provides open plan retail space to the front, with further retail/storage to the rear. The subjects are finished by way of a suspended timber floor, predominantly overlaid in laminate, with painted plasterboard lined walls and ceilings, part clad in shop-fit. Artificial light is provided via a mix of basic strip and spot on track fittings. To the rear, a fixed staircase leads to the basement which offers further storage, WCs, and tea prep facilities.

Accommodation

	m ²	ft ²
Ground Floor	190.52	2,051
Basement	28.83	310
TOTAL	219.35	2,361

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

£20,000 per annum exclusive of VAT.

Lease Terms

The premises are available on the basis of a new lease of negotiable duration.

Price

£200,000 exclusive of VAT is sought for our client's interest in the premises.

Rateable Value

The Rateable Value as of April 1st 2023 for the subjects is shown on the Scottish Assessors' website as £26,000.

The subjects are entered into the Draft 2026 Valuation Roll at £21,750.

12 months rates free may be available under the fresh start rates relief scheme with further information available upon request.

Energy Performance Certificate

The subjects currently have an EPC rating of G.

Further information and a recommendations report are available to seriously interested parties upon 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:



Mark McQueen

mark.mcqueen@shepherd.co.uk



Joe Thomson

joe.thomson@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.

shepherd.co.uk