TO LET
CITY CENTRE RETAIL UNIT

GRAHAM SIBBALD

75-77 Holburn Street,
Aberdeen, AB10 6BR

- City Centre Location
- Hot food takeaway with ancillary first floor seating area
- NIA: 146.2 sq.m (1,573 sq.ft)

LOCATION

The property is located on Holburn Street within Aberdeen City Centre. Holburn Street is situated to the West of Union Street which is Aberdeen's main commercial throughfare. The property itself benefits from frontage onto Holburn Street.

DESCRIPTION

The property comprises a 2-storey building. The ground floor includes a sales area as well as an area for a commercial kitchen. The ground floor benefits from large windows which face onto Holburn Street. The first floor comprises a large seating area and W/C facilities. Internally, the ceiling on the ground floor is suspended with integrated LED lights. On the first floor the flooring is laminate with the ceiling having LED spotlights integrated.

ACCOMMODATION

We calculation the following approximate in accordance with the RICS Code of Measuring Practice (6th Edition) and extend to the following Net Internal Area (NIA):

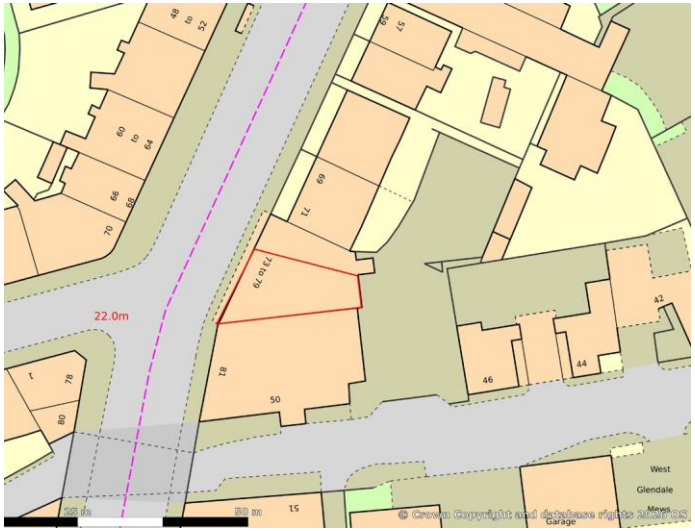
Floor	Description	Sq M	Sq Ft
Ground Floor	Kitchen and sales area	56.8	611
First Floor	Seating area	89.4	962
Total		**146.2**	**1,573**

RENT

£16,000 per annum

LEASE TERMS

Our clients are seeking to lease the premises on Full Repairing and Insuring terms for a period to be mutually agreed.



EPC

The subjects have an EPC rating of 'B'. A copy of the EPC and Recommendation Report can be provided upon request

RATEABLE VALUE

According to the Scottish Assessors' Association website, the subjects are entered in the Valuation Roll with the following Rateable Value is £16,000 effective from 1 April 2026. The Current Rate Poundage based on the current Rateable Value is understood to be 48.1p in the £

VAT

Unless otherwise stated, all prices, premiums and rent are quoted 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.

VIEWINGS

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

To arrange a viewing please contact:

SHONA BOYD
Senior Surveyor
shona.boyd@g-s.co.uk
07741 314188

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

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 Published: April 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.