RETAIL / LEISURE

TO LET

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Real Estate

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98 Union Street

Aberdeen, AB10 1JL

92 SQ M (992 SQ FT)

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Location

The property is prominently located on the north side of Union Street, Aberdeen's main commercial thoroughfare.

The property is located on what is recognised as the prime pitch of Union Street, directly opposite the new Aberdeen Market development, FLINT.

The surrounding occupiers comprise a mix of national and local retail, banking and leisure occupiers and include TSB Bank, Primark, Virgin Money Timpson, Sports Direct, HSBC, Black Sheep Coffee, Tesco Express, Greggs, McDonalds, Popeyes, and Taco Bell.

Description

The subjects comprise a ground floor retail unit within a traditional, mid-terraced five storey and mansard building. The upper floors are separately demised.

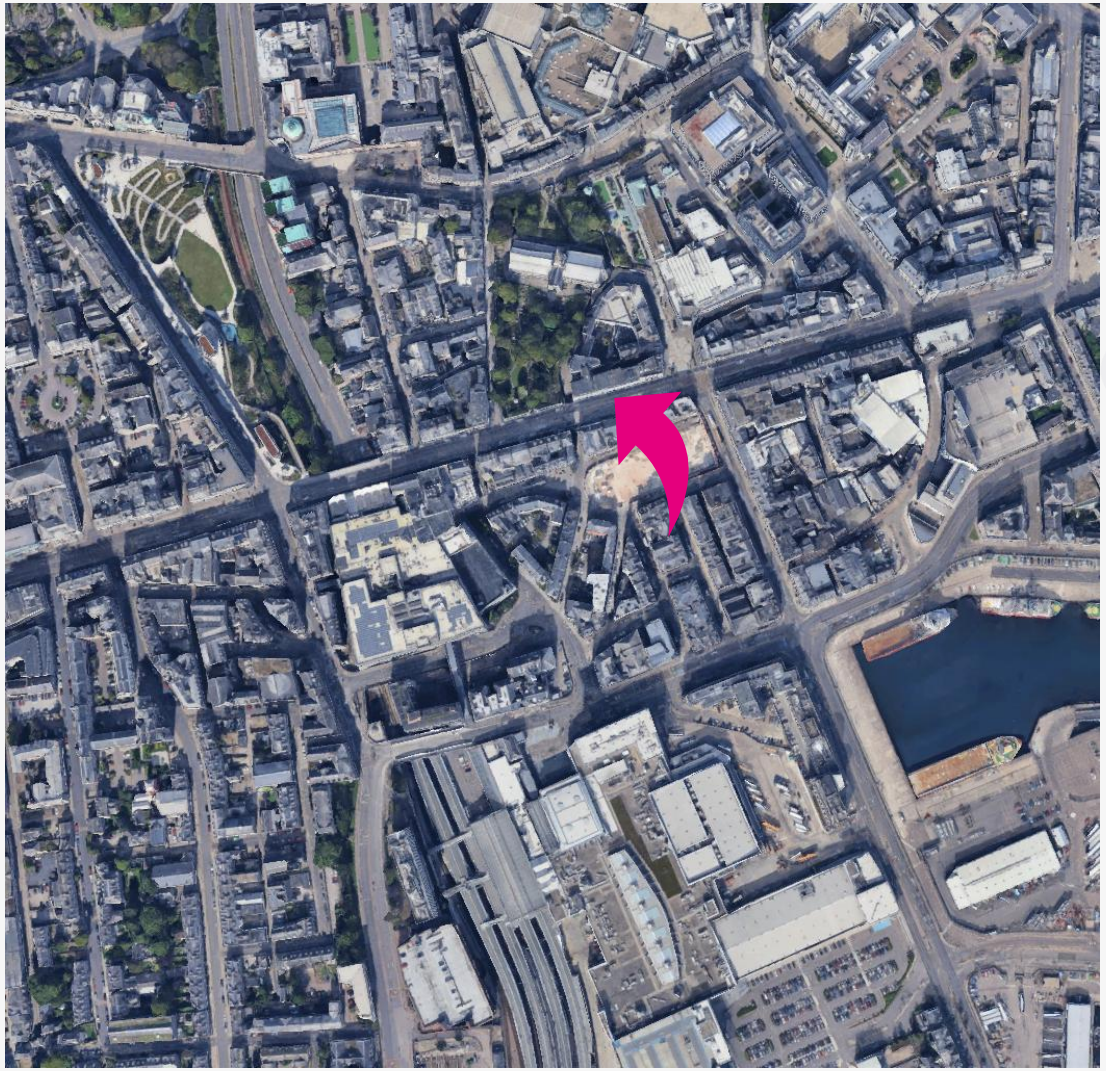
Internally, the recently refurbished ground floor accommodation comprises a main sales area, and benefits from a large display window frontage. The rear of the unit benefits from an accessible WC and kitchenette.

Accommodation

The subjects extend to the following approximate net internal floor areas:

Demise	Sq M	Sq Ft
Ground Floor	92.15	992
TOTAL	92.15	992

Gross Frontage: 9.96m



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Union Street Regeneration

Aberdeen City Council has committed £150 million towards the City Centre and Beach Master Plan. The wider Aberdeen City Region Deal, focusing on economic vision and diversification, is valued at £826.2 million, excluding a Memorandum of Understanding for an additional £254 million from the Scottish Government. As of March 2024, 87% of the available resources from the City Region Deal have been utilised.

New Aberdeen Market - Flint

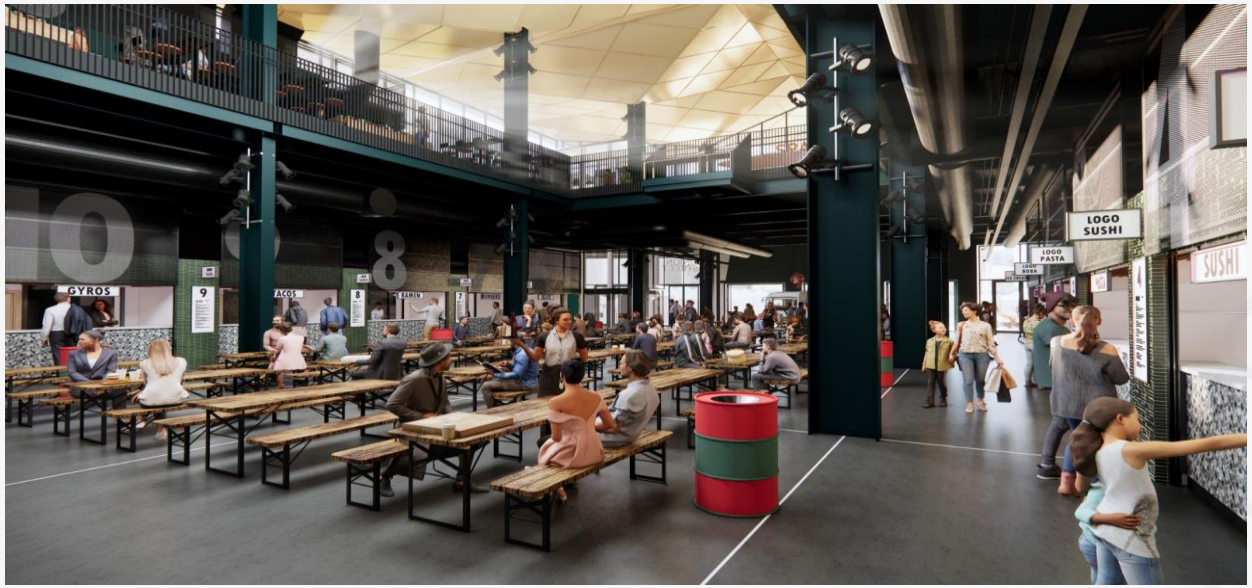
Construction of the new market building directly opposite this property will complete in 2027. It will be a destination venue featuring international-style food and drink outlets and improving pedestrian connectivity between Union Street, Union Square, and the bus/railway stations.

Union Street Central

Streetscaping improvements for Union Street are underway with completion expected in 2026. This represents the biggest change to the street in over 200 years.

Queen Street Development / Former Police HQ Regeneration

A planning application for a £15 million urban park on the nearby Queen Street was lodged in September 2024 creating more green space in the city centre. Demolition of the former police headquarters is planned to prepare the site for future development.



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The Beach Revamp

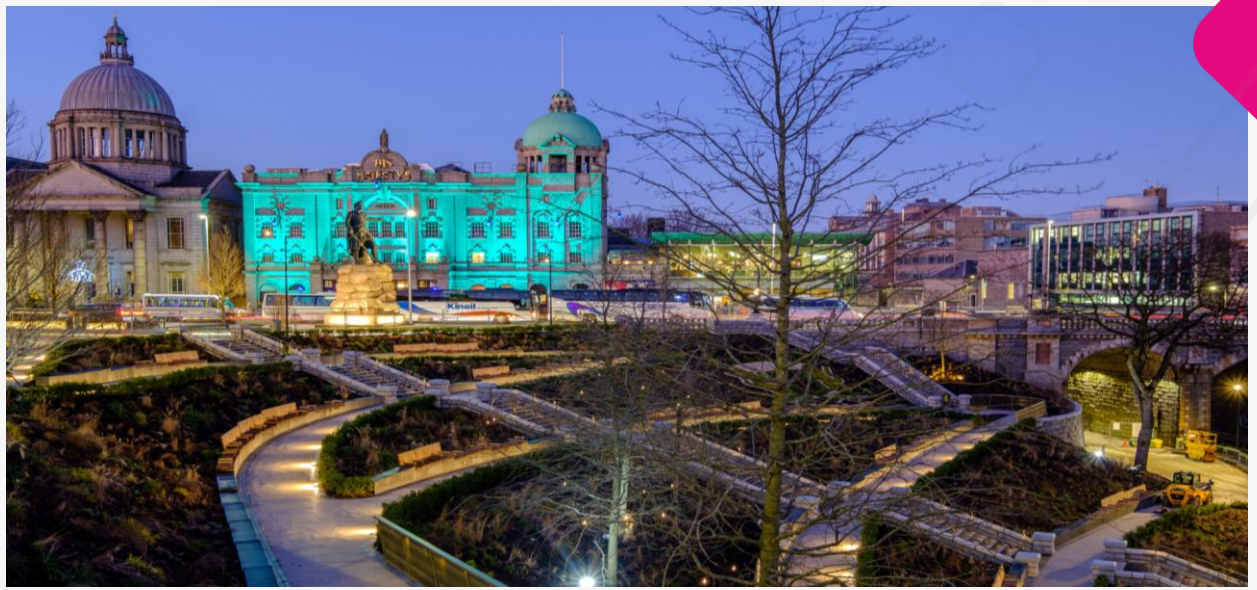
The beachfront redevelopment is a £50 million project, marking the biggest redevelopment of the area in 35 years. Phase one, the enhancement of Broadhill, was completed in July 2025, which included over 10,000 new trees, shrubs, and vegetation. The creation of a new play park and events field is expected to be completed in 2026.

Union Terrace Gardens Revamp

The Gardens reopened in December 2022 after a £28.3 million refurbishment. The project involved planting over 122,000 mixed plants and the creation of 3 retail pavilions. The restoration aimed to improve accessibility, including a wheelchair friendly route integrated into the grand granite staircase. Three high quality operators have been secured for the development – Common Sense Coffee Shop, Sugarbird Wines and Wild Goose.

Union Street Funding Support

A £1 million fund has been launched to revitalise vacant shops on Union Street by supporting renovations for new tenants or businesses. The fund aims to decrease empty shops, attract investment, and create jobs. Grants cover up to 50% of eligible project costs and must be used by the end of the 2025/26 financial year. New tenants may also qualify for Fresh Start Relief, offering 100% business rates relief for up to 12 months. Applications are subject to the approval of the council. Submissions and more information can be found here



Rent

£37,500 per annum, exclusive of VAT.

Ratable Value

£32,250 effective from 1 April 2026.

Rates Payable - £15,512

Planning

The property benefits from Class 1 (Shops) planning consent.

Energy Performance Certificate

Further documentation can be made available upon request to interested parties.

Anti Money Laundering

In accordance with both HMRC and RICS Guidance, we as property agents are obliged to undertake AML due diligence on both our client and any counter party to a transaction. Accordingly, any personal and or detailed financial corporate information will be required prior to any transaction concluding.

Entry

Immediate upon conclusion of missives.

Viewings & Offers

For further information or viewing please contact the joint agents:

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