

FOR SALE BY ONLINE AUCTION

Auction Date: 3rd December 2026

Two City Centre Retail Units

Situated on Union Street

Large Floorspace

Suitable for a variety of uses (subject to planning)

Guide Price : £200,000

WHAT 3 WORDS

373 & 377 UNION STREET, ABERDEEN, AB11 6BT

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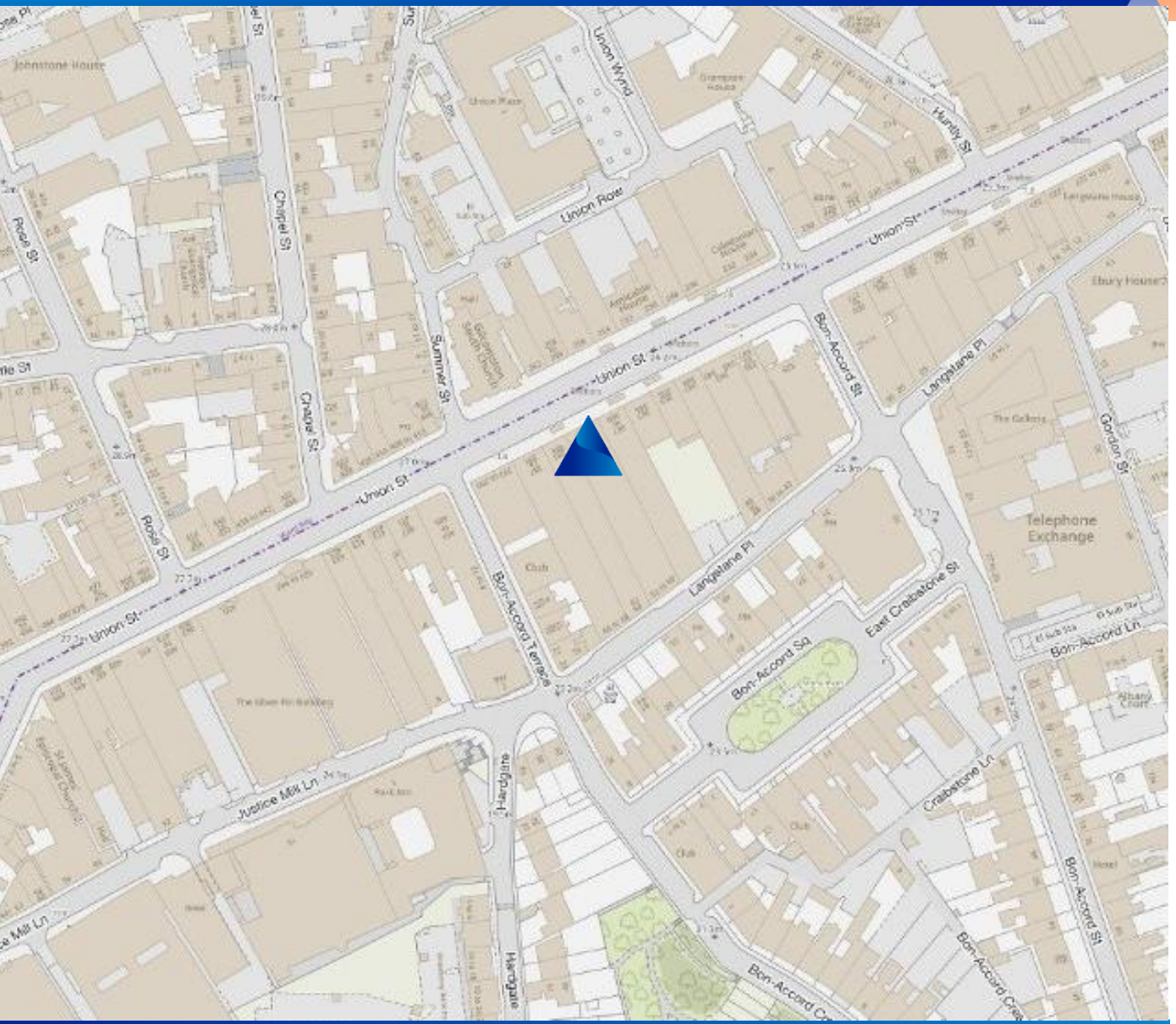
SHEPHERD

PROPERTY AUCTIONS

Location



FIND ON GOOGLE MAPS

The subjects are located at the West End of Union Street, the main commercial thoroughfare of Aberdeen.

Surrounding occupiers include Michie's Chemist, Virgin Money, Skills Development Scotland with a Six by Nico restaurant located next door. The Grade A offices at The Capitol and The Silver Fin Building, which provide c. 200,000 sq.ft combined space, are in close proximity. Shell have secured 100,000 sq.ft within The Silver Fin Building for approx. 1,000 staff.

Description





373 Union Street

The subjects comprise the ground floor of a 4 storey and basement building of granite construction under a mansard style pitched and slated roof.

Internally, the subjects are currently fitted as a hair and beauty salon. There is a small tea prep, storage/mixing room and customer toilets located within the main salon. To the rear of the salon there is office accommodation together with staff room, staff toilet and storage.

Accommodation

	m^2	ft^2
Total	258	2,779

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).

Description





377 Union Street

The subjects comprise the ground floor and basement of a 4 storey and basement building of granite construction under a mansard style pitched and slated roof.

Internally, the property provides a sales/office area to Union Street together with office accommodation, WC and kitchen area to the rear. The basement area would be suitable for additional storage.

Accommodation

	m^2	ft^2
Ground Floor	316.70	3,409
Basement	114.64	1,234
TOTAL	**431.34**	**4,643**

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).

The Detail

Auction Date

The auction will be held on 3rd December 2026 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

https://www.shepherd.co.uk/auctions-remote-bidding/

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of £200,000.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

The properties have an energy performance rating of:

373 Union Street – B
377 Union Street – A

A copy of the EPCs are available upon request.

Get in Touch

For further information or viewing arrangements please contact the sole agents:

Mark McQueen
Mark.mcqueen@shepherd.co.uk

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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.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE November 2026

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