

TO LET

Ground & Lower Ground Floor Retail Premises

Prime City Centre Location

Potential Grants Available

Ground Floor: 182.27 SQM (1,962 SQFT)
Lower Ground: 153.94 SQM (1,657 SQFT)

Rental - £45,000 per annum

WHAT 3 WORDS

183 UNION STREET, ABERDEEN, AB11 6BB

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Location

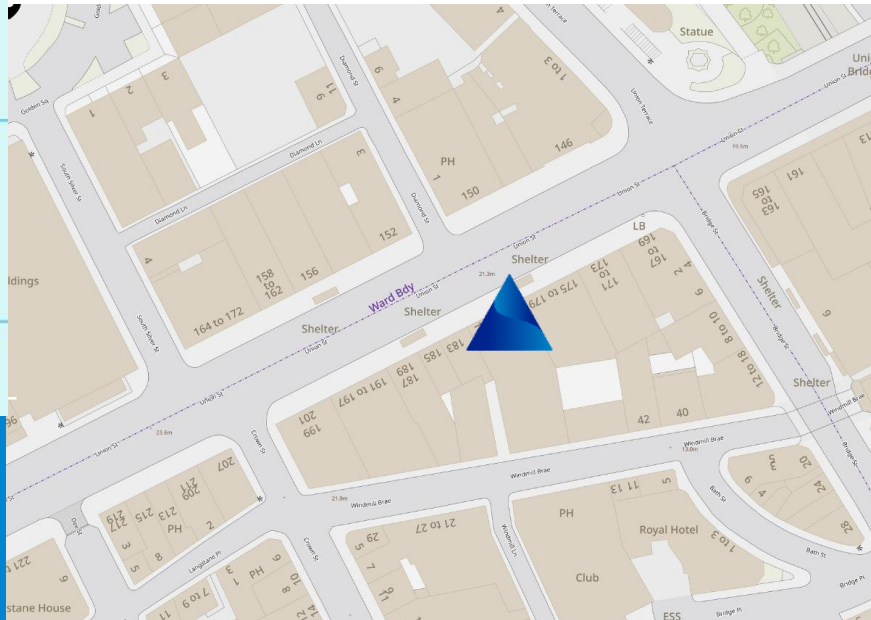
183 UNION STREET, ABERDEEN, AB11 6BB



The subjects are located on the south side of Union Street and occupies a mid-terraced position between Bridge Street and Crown Street.

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.

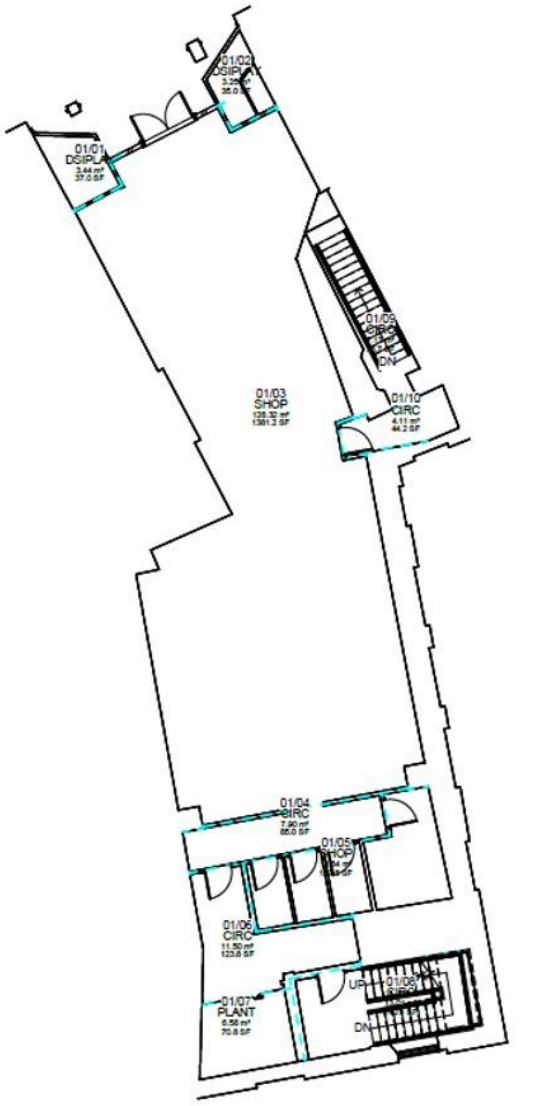
Surrounding is a mix of leisure and retail usage at ground floor level. Nearby occupiers include Barclays, Santander, Edinburgh Woollen Mill and Café Nero.



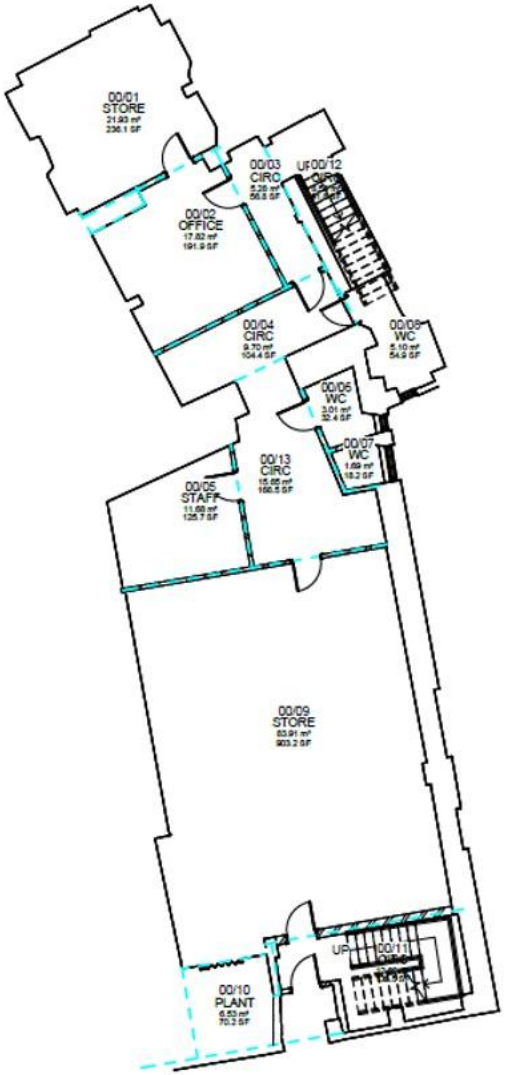
Ground & Lower Ground Retail Premises

FIND ON GOOGLE MAPS

Description



2 01 Ground Floor
1 : 100



1 00 Basement
1 : 100

The subjects comprise of a ground floor and lower ground retail unit within a building of traditional granite construction.

Internally, the ground floor is laid out to provide an open plan sales area with the floor being vinyl and the walls and ceilings being painted plasterboard. Artificial lighting is provided by a number of spotlights with natural light being provided by the large display window fronting Union Street.

The lower ground is laid out to provide staff offices, w/c's and a store with the flooring being overlaid in timber laminate with the walls being a mixture of finishes. Artificial lighting is provided by a number of fluorescent strip fitment.

The unit further benefits from access at the rear of the property via Windmill Brae.

The subjects are in a condition of immediate occupation which are suitable for numerous trades.



The Detail

Accommodation

	m²	ft²
Ground Floor	182.27	1,962
Lower Ground	153.94	1,657
Total	**336.21**	**3,619**

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

£45,000 per annum.

Rateable Value

The subjects currently form part of a larger entry and will require to be reassessed upon occupation. An indicative figure can be provided upon request.

Energy Performance Certificate

Available upon request.

Services

Mains electricity, water and drainage are installed. HVAC is installed at ground floor.

Entry

Immediate entry available.

Union Street Empty Shops Grant Scheme

The Union Street Empty Shops Grant scheme offers awards of up to 50% of project costs towards eligible physical works required for internal reconfiguration of vacant shops on Union Street to enable reoccupation by new businesses and tenants.

The Union Street Empty Shops Grant Scheme can award up to £35,000 (50% match-funded). The enhanced award can award up to £70,000 (match-funded) for eligible properties

For further information email unionstreet@aberdeencity.gov.uk or click here

VAT

All prices quoted are exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance for of doubt, the ingoing tenant will be responsible for Land and Building Tax (LBTT), registration dues and any VAT payable thereon.

Viewing & Further information

All viewing and further information is via the sole letting agents.

Get in Touch

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

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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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