

Ryden

TO LET

RETAIL UNIT WITH
CLASS 3 CONSENT
332.97 SQ M (3,584 SQ FT)

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



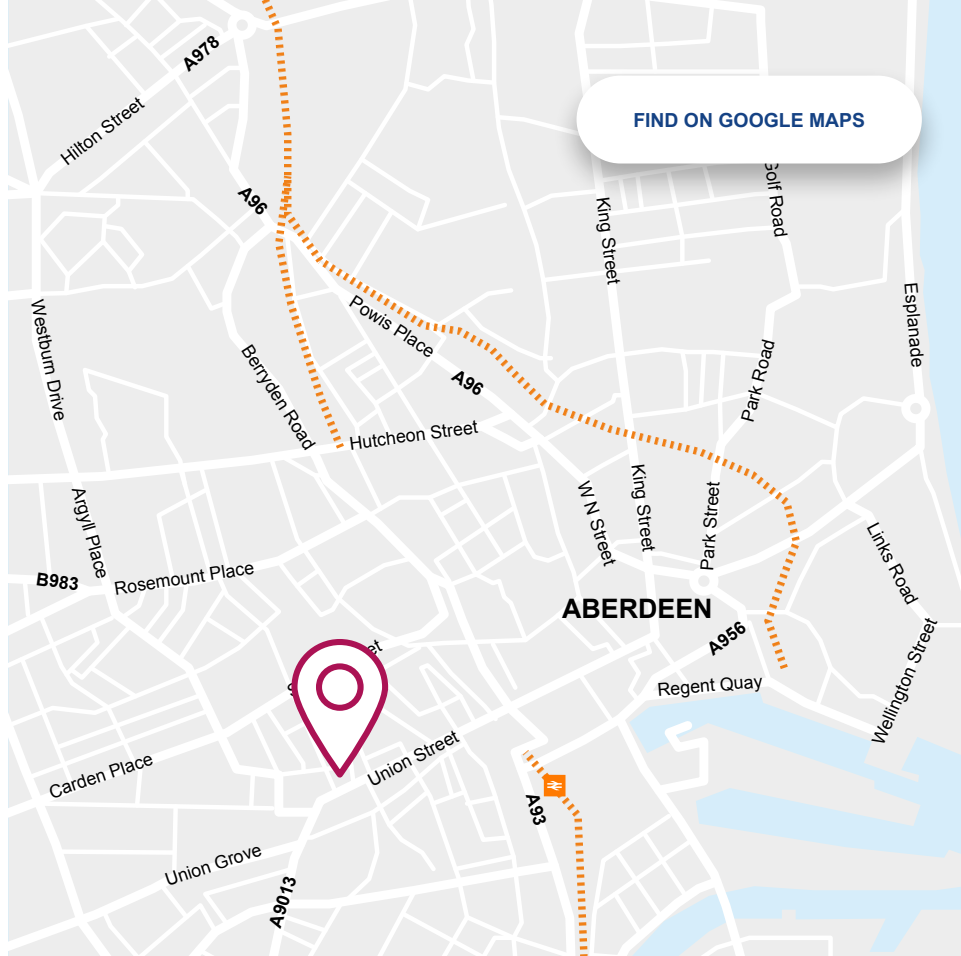
414 UNION
STREET
ABERDEEN
AB10 1TQ

PROMINENT LOCATION
WITH LARGE GLASS
FRONTAGE

BENEFITS FROM
CLASS 3 CONSENT

MAY QUALIFY FOR
RATES RELIEF





[FIND ON GOOGLE MAPS](#)

THE PROPERTY IS SITUATED ON THE NORTH SIDE OF UNION STREET TOWARDS HOLBURN JUNCTION



LOCATION

The property is situated on the north side of Union Street towards Holburn Junction. This is the main commercial and retail thoroughfare for the city and there are a range of surrounding occupiers including WHSmith, Pizza Express, Aberdeen Considine and cafe Nero.

The area is also further enhanced by large office developments that have taken place in recent years adding additional footfall to the area to include The Capitol and Silver Fin developments. Shell has recently moved their HQ to the Silver Fin building.

DESCRIPTION

The property comprises a two-storey, attic and basement building of granite and slate construction incorporating a traditional dormer window projection.

The property has a prominent frontage comprising a recessed central entrance door with large display windows. Internally, the subjects are currently fitted out to provide retail accommodation with the upper floors being used for storage purposes. The basement is accessed via a stair off the ground floor and is used for further storage purposes. The property is served with mains electricity and water with drainage being to the main public sewer. Heating is provided by warm air blowers.

ACCOMMODATION

The premises have been measure in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following net internal areas derived:

	SQ M	SQ FT
GROUND FLOOR	130.98	1,410
FIRST FLOOR	134.97	1,453
ATTIC FLOOR	26.30	283
BASEMENT	40.72	438
TOTAL	332.97	3,584

RATEABLE VALUE

The premises are currently entered in the Valuation Roll with a Rateable Value of: £31,000

VAT

All rents, prices and premiums are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the EPC and Recommendations Report is available on request.

LEASE TERMS

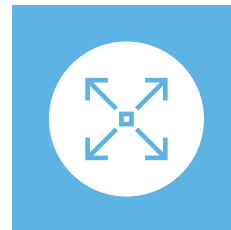
The property is available on a full repairing and insuring terms, any medium to long term leases will be considered.

RENT

£25,000 p/a

LEGAL COSTS

Each party will be responsible for their own legal costs in relation to this transaction. The incoming tenant will be responsible for any LBTT and Registration Dues, if applicable.





TO LET

**RETAIL UNIT WITH
CLASS 3 CONSENT
332.97 SQ M
(3,584 SQ FT)**



**414 UNION
STREET
ABERDEEN
AB10 1TQ**

GET IN TOUCH

To arrange a viewing or for further information, please contact the joint marketing agents:

Thomas Codona

T 07570 382 544

E thomas.codona@ryden.co.uk

Sarah Hay

T 0783 661 303

E sarah.hay@ryden.co.uk

Ryden

431 Union Street

Aberdeen

AB11 6DA

01224 588 866

ryden.co.uk

Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **October 2023**

