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## RETAIL PREMISES

- > CITY CENTRE LOCATION
- > LOCATED ON ABERDEEN'S MAIN COMMERCIAL THOROUGHFARE
- > POSSIBLE CLASS 3 / TAKEAWAY CONSENT
- > GROUND AND BASEMENT ACCOMMODATION
- > SIZE – 199 SQM (2,142 SQFT)
- > RENTAL - £32,500 PER ANNUM

**CITY CENTRE RETAIL UNIT TO LET**

**164 UNION STREET, ABERDEEN, AB10 1QT**

**CONTACT:** James Morrison, [james.morrison@shepherd.co.uk](mailto:james.morrison@shepherd.co.uk), | Shona Boyd, [shona.boyd@shepherd.co.uk](mailto:shona.boyd@shepherd.co.uk), 01224 202800, [www.shepherd.co.uk](http://www.shepherd.co.uk)



**LOCATION**

The property is located on the north side of Union Street, Aberdeen’s principal shopping thoroughfare with nearby occupiers including Café Nero, British Red Cross, Lakeland, KFC,, Co-op and the newly refurbished Music Hall.

Golden Square car park is located just a short distance to the north along with the benefit of being located in close proximity to a number of main bus stops.

Aberdeen is Scotland’s third city with a population of around 228,000, a catchment of 500,000 and boasts one of the most dynamic economies within the UK.

**DESCRIPTION**

The property comprises a retail unit forming part of the ground and basement floors within a 3-storey attic and basement building of granite construction under a pitched and slate roof over.

The property benefits from a large display window along with a glazed pedestrian door. Internally the subjects are laid out to provide a main sales area, with a basement providing storage.

The ground floor is currently stripped out to shell condition, comprising suspended timber floors and bare stone walls. The basement is accessed via a hatch in the floor with the flooring being exposed concrete with the walls having been lined in part.

**ACCOMMODATION**

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	106.94	1,151
Basement	92.06	991
<b>TOTAL</b>	<b>199.00</b>	<b>2,142</b>

The above floor areas have been calculated in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).



### EMPTY SHOPS GRANT SCHEME

Tenant's may be entitled to grants of up to 50% of project costs towards works required for internal reconfiguration of the shop via the Empty Shops Grant Scheme.

Further information can be found here - <https://www.aberdeencity.gov.uk/services/services-business/empty-shops-grant-scheme>

### RENTAL

£32,500 per annum, exclusive.

### LEASE TERMS

The property is offered a new full repairing and insuring lease for period to be negotiated.

### USE CLASS

The property has use Class 1A (Shops and financial, professional and other services). There is a permitted change to class 3 consent subject to several conditions. Interested parties should make their own enquires with the local planning authority to establish the suitability of their proposed use.

### RATEABLE VALUE

The subjects are currently entered in the Valuation Roll at a Rateable Value of £23,750. The rates poundage for 2023/2024 is 49.8p in the £.

### VAT

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

### LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration dues etc.

### ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Rating of G. Further details available on request.

### OFFERS & VIEWINGS

All offers should be submitted in writing to the sole Agent who will also make arrangements to view on a strictly by appointments basis.



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

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN  
**James Morrison**, [james.morrison@shepherd.co.uk](mailto:james.morrison@shepherd.co.uk), 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)

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