

TO LET
PROMINENT CITY CENTRE RETAIL UNIT



252A Union Street, Aberdeen, AB10 1TN

- Located on the north side of union street
- Gross internal area — 123.96 sq.m (1,335 sq. ft)
- Potential to qualify for union street empty shops grant schemes

LOCATION

The retail unit is located on the north side of Union Street, Aberdeen's main commercial throughfare, near the junction with Summer Street and Bon Accord Terrace.

Nearby occupiers include: Vovem Meat & Liquor, Nat West, Pret A Manger, Signature, The Howff, Wild Ginger, Pizza Express and Soul.

DESCRIPTION

The subjects comprise a ground floor retail unit with a basement contained within a four-storey mid-terraced tenement.

The property is of granite construction with a pitched and slate covered roof. The premises benefits from a modern fully glazed frontage and a single recessed entrance door.

Internally, the ground floor accommodation comprises an open plan sales area, whilst the basement provides further open plan accommodation with tea prep and WC facilities.

ACCOMMODATION

We calculate the following approximate Net Internal Floor Areas (NIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	SQ. M	SQ. FT
Ground Floor	54.40	586
Basement	69.56	749
TOTAL	123.96	1,335

RATEABLE VALUE

£13,250 effective from 1 April 2023.

RENT

On application.

LEASE TERM

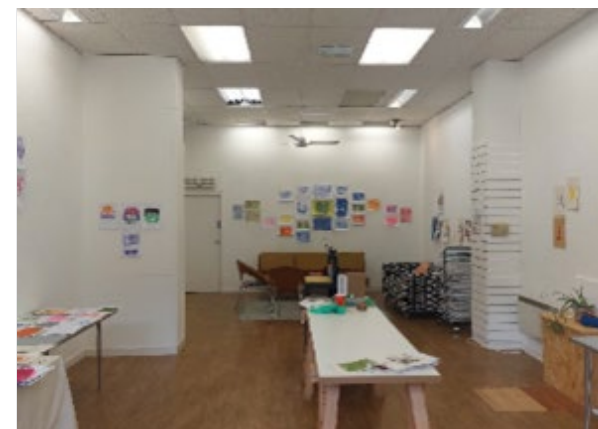
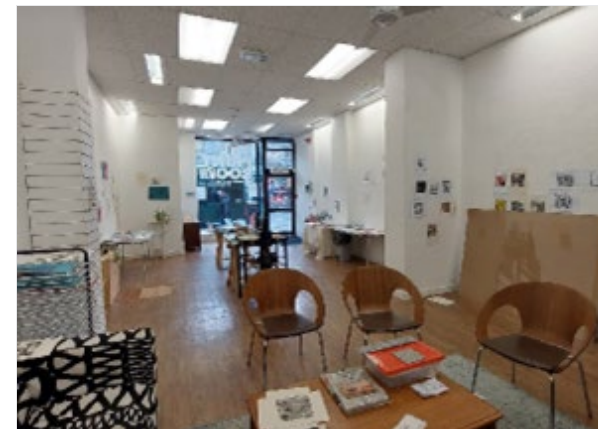
The property is available on a new Full Repairing and Insuring Lease.

UNION STREET EMPTY SHOPS GRANT SCHEME

Tenants/purchasers may qualify for a grant of up to 50% of project costs for eligible physical works and reconfiguration with a maximum award amount of £35,000. For further information email unionstreet@aberdeencity.gov.uk or go to <https://www.aberdeencity.gov.uk/services/services-business/empty-shops-grant-scheme>.

PERMITTED USE

Permission for Class 3 (Food & Drink) has been granted by Aberdeen City Council.





VAT

All monies due under the lease will be VAT chargeable at the applicable rate.

EPC

The subjects have an EPC Rating of F. A copy of the EPC and Recommendations Report can be provided upon request.

ENTRY

By arrangement.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, as appropriate.

VIEWINGS

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

To arrange a viewing please contact:



Chrislon

chris.ion@g-s.co.uk
07717 425298

Euan Rolland

euan.rolland@g-s.co.uk
07825 875303

Thomas Codona

Thomas.codona@ryden.co.uk
01224 569663

Daniel Stalker

Daniel.stalker@ryden.co.uk
07887 751090

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: February 2025