

FOR SALE
CITY CENTRE RETAIL UNIT



**20-24 CHAPEL STREET,
ABERDEEN, AB10 1SP**

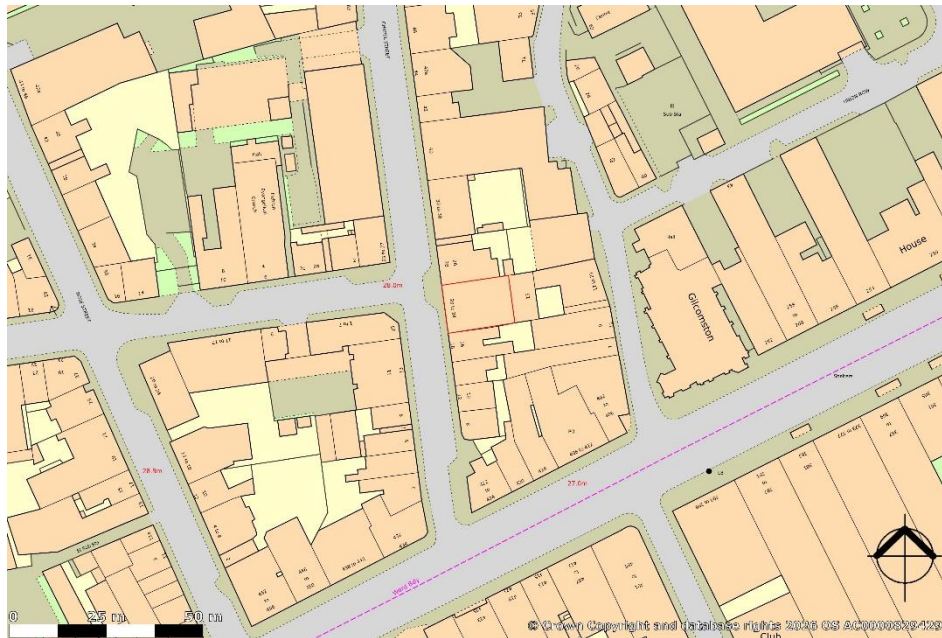
- Prominent City Centre Location
- Exceptional opportunity to secure a Boutique retail unit finished to a high standard
- Excellent frontage onto Chapel Street
- NIA: 491.10 sq.m (5,286 sq ft)



LOCATION

The property is located in the city centre at the west end of Union Street, historically regarded as Aberdeen's main retail thoroughfare. Aberdeen is the third largest city in Scotland and has a population of approximately 227,560, with a regional catchment population of c. 500,000. The city is the centre of local government in the north-east of Scotland and the primary service centre for the surrounding areas. Aberdeen is one of the major global centres for oil exploration and production and the world's leading oil and gas companies have major facilities in the city.

The city centre is seeing continued public investment in order to attract residents and visitors. Prime examples include the redevelopment of Union Terrace Gardens, proposed International Market in the former BHS and indoor market off Union Street, which follows on from the refurbishment of the Art Gallery and Music Hall as well as other street realm projects.



DESCRIPTION

The property comprises a traditionally constructed three storey building plus basement with pitched slated roof with three dormers to the front and mansard roof to the rear. The ground floor comprises retail-trading areas with internal retail stair at the front to the first floor, which is wholly used as a retail trading area. The ground floor benefits from a recently constructed staff kitchen / facilities finished to a very high standard.

The basement and second floor are only accessible via the secondary rear stairwell. The basement is used for storage with an array of timber racking and a lower floor to ceiling height of 2.06m. The second floor was previously used for a mixture of offices, staff areas including tea prep and w/cs, and further storage areas.



ACCOMODATION

The subjects have been measured on a Net Internal Basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):

	SQ. M	SQ. FT
Ground Floor	154.65	1,665
Basement	79.33	860
First Floor	148.73	1,601
Second Floor	107.79	1,160
Total	491.10	5,286

PRICE

The asking price is £300,000 exc.

TENURE

Heritable Interest (Scottish equivalent of English Freehold)

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll as follows: Rateable Value - £36,000. The Uniform Business Rate for the year 2026/2027 is 48.1P in the £

EPC

Available upon request

VAT

All figures are exclusive of Value Added Tax

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner,

To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as a 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.
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4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices. Date published: March 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, persona and or detailed financial and corporate information will be required before any transaction can conclude.