



TO LET

**Prime City Centre
Retail Premises with
Return Frontage**

**Ground and Lower Ground Floor
accommodation**

Size: 198.27 sqm (2,134 sqft)

Eligible for Grant Scheme

**Rental: £45,000 per
annum**

VIRTUAL TOUR 

170-172 UNION STREET, ABERDEEN, AB10 1QT

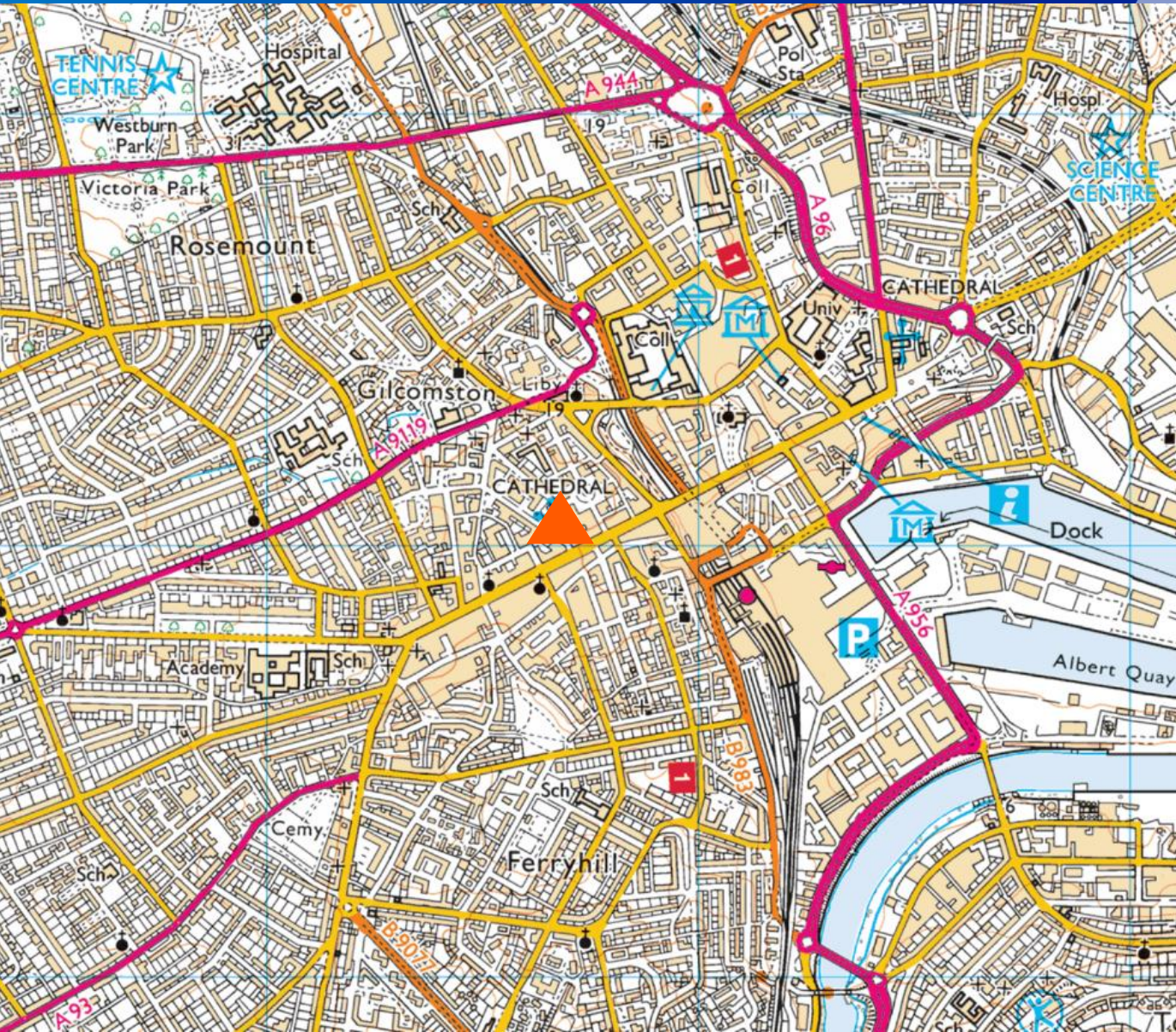
CONTACT: James Morrison james.Morrison@shepherd.co.uk
Melanie Grant melanie.grant@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

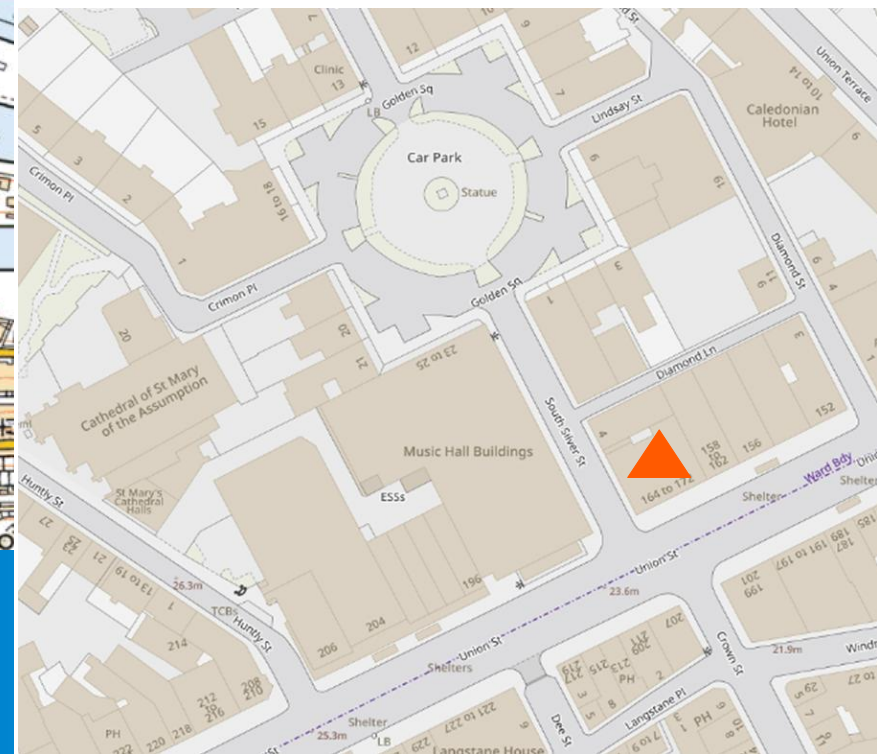
170-172 UNION STREET, ABERDEEN,
AB10 1QT



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, Starbucks and the newly refurbished Music Hall.

Golden Square car park is located approximately 70M 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 largest city with a population of around 228,000, a catchment of 500,000 and boasts one of the most dynamic economies within the UK.



**City centre retail unit on prominent
corner location**



FIND ON GOOGLE MAPS



Description

170-172 UNION STREET, ABERDEEN,
AB10 1QT



The premises comprise a return fronted retail unit within a traditional three storey and attic building of granite construction held under a pitched and slated roof.

Internally the unit is laid out to provide open plan retail accommodation on the ground floor, male & female WC's and training room and kitchen on the lower ground floor.

At ground floor level, the flooring has been finished in a mixture of carpet and tile with the walls being a mixture of plasterboard and display areas. The unit benefits from full height large display windows fronting Union Street and South Silver Street.

The lower ground floor is generally fitted out to high standard with carpets, plasterboard walls, suspended ceilings incorporating lighting and air conditioning units.

Proposed Landlords Works

The landlord will remove the internal staircase that currently connects the unit to the upper floors. Access to the lower ground floor can remain at the front of the unit if required or alternative a new access can be provided at the rear of the property.

Accommodation

	m ²	ft ²
Ground Floor	104.71	1,127
Lower Ground Floor	93.56	1,007
Total	198.27	2,134

The subjects have been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice 6th Edition.



Rental

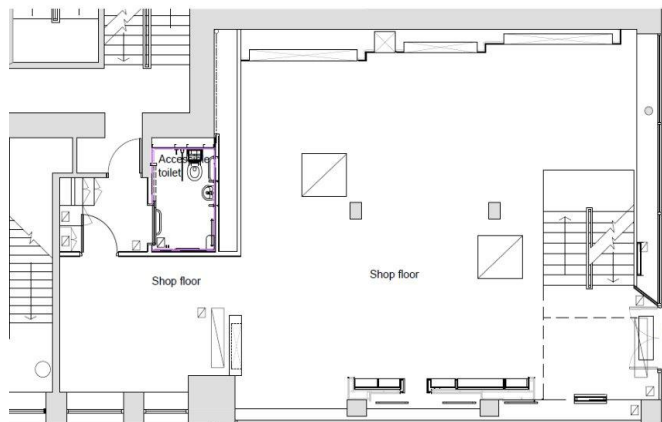
£45,000 Per Annum.

Empty Shops Grant Scheme

The ingoing tenant may be entitled to a grant of up to 50% towards fit-out costs via the Empty Shops Grant Scheme. Further information can be found here - <https://www.aberdeencity.gov.uk/services/services-business/union-street-empty-shops-grant-scheme>

Rateable Value

The subjects are currently entered into the Valuation Roll at a Rateable Value as part of a larger entry and will require to be reassessed upon occupation.



Ground Floor

Energy Performance Certificate

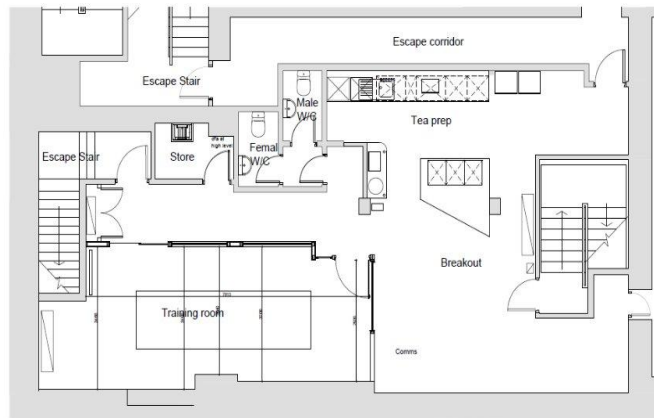
The property has an EPC rating of 'A'.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for 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, if applicable.



Lower Ground Floor

Get in Touch

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



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Melanie Grant

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Shepherd Chartered Surveyors

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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 September 2025.

