

TO LET

RETAIL UNIT ON UNION STREET



23 Union Street
Aberdeen, AB11 5BP

- Excellent City Centre location
- Total area: 180.68 sq. m (1,945 sq. ft)
- Return frontage onto Shiprow

LOCATION

The property is located on the south side of Union Street, Aberdeen's main retail thoroughfare, positioned directly between Shiprow and Square Adelphi. It benefits from good footfall driven by nearby retail occupiers, and the presence of Marischal Square, a prestigious Grade A office building which is just a 3 minute walk away.

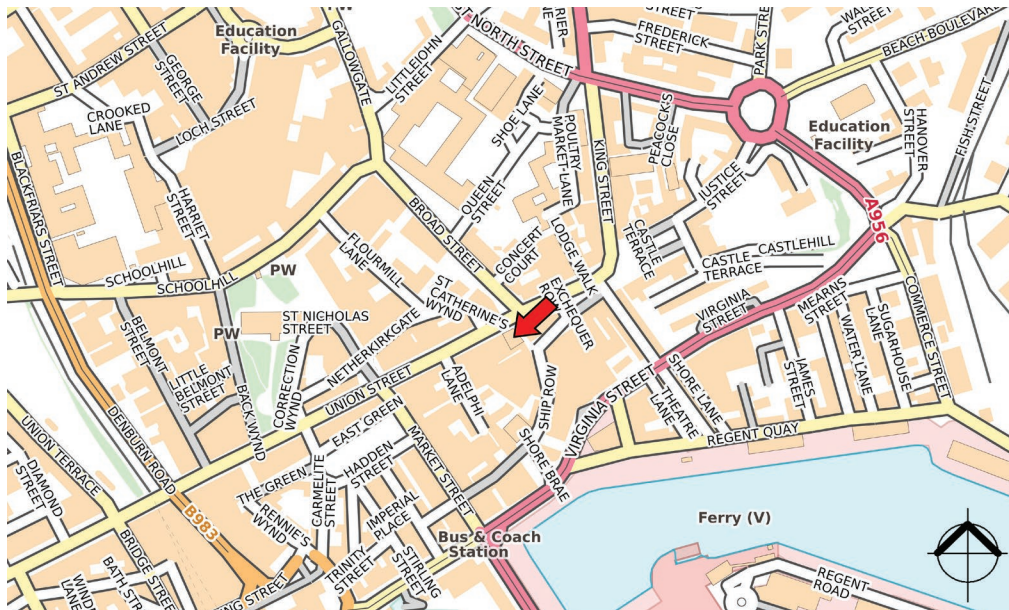
Surrounding occupiers include: Miller & Carter, The Esslemont Bar and Restaurant, Vue Cinema, BrewDog and Tesco Express.

DESCRIPTION

The property comprises a ground floor and basement retail unit within a four storey and basement building, with residential accommodation above. The building is of granite walled construction with the roof being of timber framed, pitched and slated incorporating a traditional dormer window projection. The property benefits from a prominent corner frontage with large display windows and dual entrances: a customer entrance on Union Street, and a second entrance on Shiprow, which is ideal for stock deliveries and similar uses.

Internally, the ground floor is configured as a well presented open plan retail space with storage and a W/C to the rear. An internal staircase to the rear provides access to the basement, which offers extensive storage space, a kitchen / staff area, and part of it is currently fitted out as office space.





ACCOMODATION

	SQ. M	SQ. FT
Ground Floor	104.83	1,128
Basement	75.85	816
Total	180.68	1,945

LEASE TERMS:

Our clients hold the subjects on a Full Repairing and Insuring lease until the 30th September 2025.

A longer lease is available directly from the landlord on terms to be agreed.

Further information is available on request.

RATING:

The subjects are currently entered into Valuation Roll as follows: £25,500. The Uniform Business Rate Poundage for the year 2024/2025 is 49.8p in the £.

ENERGY PERFORMANCE CERTIFICATE (EPC):

The subjects have a current Energy Performance Rating of B. Further details are available on request

VAT:

All figures quoted are exclusive of Value Added Tax (VAT)

LEGAL COSTS:

Each party will be responsible for their own legal costs associated with this transaction. The ingoing occupier will be liable for any LBTT and Registration dues.

VIEWING:

To arrange a viewing or for further information, please contact the sole letting agents.

To arrange a viewing please contact:



Chris Ion
Partner
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07717 425298



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IMPORTANT NOTICE

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