



408 Union Street, Aberdeen, AB10 1TQ

- Excellent city centre location
- Benefits from double frontage
- Total area: 411.56 sq. m (4,431 sq. ft)
- Rent: £30,000 per annum

LOCATION

Aberdeen is Scotland's third largest city having a resident population of circa 240,000 and a catchment in excess of 480,000 people. It is the principal retail & commercial centre for the north-east of Scotland and is situated on the A.90 approximately 125 miles north of Edinburgh and some 66 miles north of Dundee.

The property is located on the north side of Union Street, the city's principle retail thoroughfare, located directly between Summer Street and Chapel Street. This is an established retailing location with significant footfall generated from nearby major office developments, such as The Capitol and Silver Fin, which are located less than 100 metres from the property.

Surrounding occupiers include: Aberdeen Considine, Pizza Express, Six by Nico and Cafe Nero.

DESCRIPTION

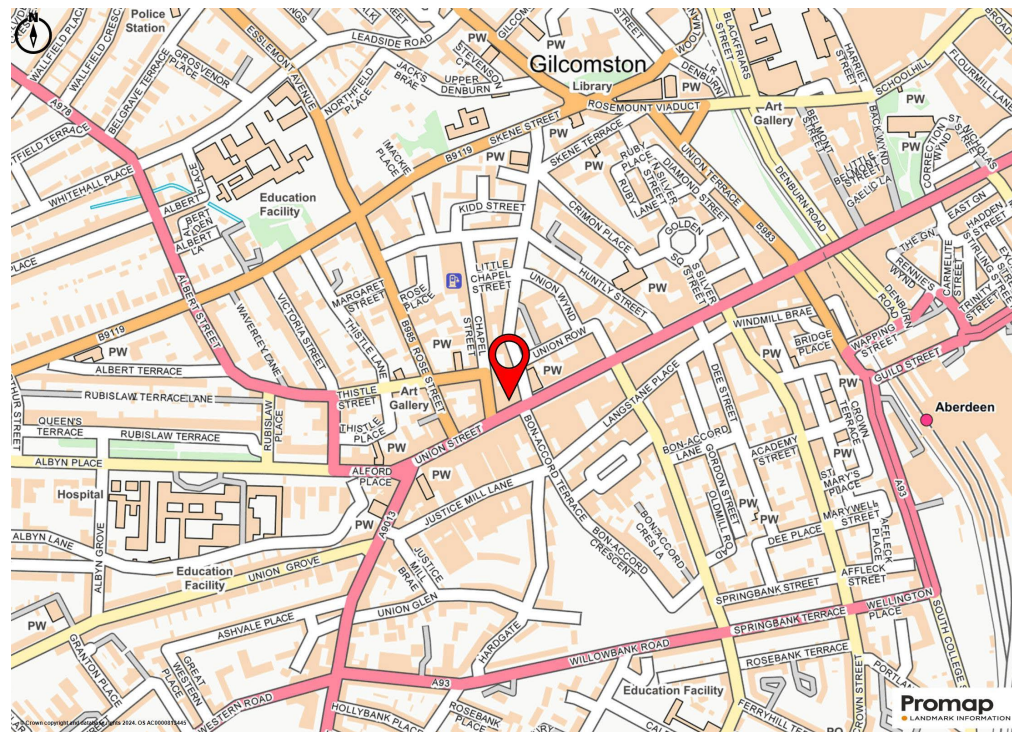
The subjects comprise a ground floor, two storey and basement building of granite walled construction with the roof being of timber framed, pitched and slated incorporating a traditional dormer window projection. The property has a prominent frontage comprising a recessed central entrance door with large display windows.

Internally, the ground floor is currently fitted out to provide open plan retail accommodation with the upper floors being used for storage, staff welfare and office space. There is a large basement that is being used for storage.

ACCOMMODATION

The Net Internal Areas are as follows:

	Sq. m.	Sq. ft.
Basement	126.04	1,357
Ground Floor	218.53	2,353
First Floor	42.79	461
Second Floor	24.20	260
Total	411.56	4,431



RENT

£30,000 per annum, exc.

LEASE TERMS:

The subjects are available on a Full Repairing and Insuring lease of negotiable duration.

RATING:

The subjects are currently entered into Valuation Roll as follows: £46,500. The Uniform Business Rate Poundage for the year 2023/2024 is 49.8p in the £.

ENERGY PERFORMANCE CERTIFICATE (EPC):

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:



Euan Rolland
Graduate Surveyor
euan.rolland@g-s.co.uk
07825 875303



Emma Gilbert
Surveyor
emma.gilbert@g-s.co.uk
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