



CITY CENTRE RETAIL UNIT - WILL BE REFURBISHED BY THE LANDLORD TO WHITE BOX STANDARD PRIOR TO ENTRY- ATTRACTIVE PRICE



TO LET / MAY SELL

377 Union Street

Aberdeen, AB11 6BT | 431.34 sq.m (4,643 sq.ft)

To request a viewing call us on 01224 572661

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50 metres

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Experian Goad Plan Created: 03/05/2022

Created By: F G Burnett

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LOCATION

The subjects are located at the West End of Union Street, the main commercial thoroughfare of Aberdeen. Surrounding occupiers include Michie's Chemist, Virgin Money, Skills Development Scotland and a Six by Nico restaurant is located next door. The Grade A offices at The Capitol and The Silver Fin Building, which provide c. 200,000 sq.ft combined space, are in close proximity. Shell have secured 100,000 sq.ft within The Silver Fin Building for approx. 1,000 staff.

DESCRIPTION

The subjects comprise the ground floor and basement of a 4 storey and basement building of granite construction under a mansard style pitched and slated roof.

Internally, the property provide a sales/office area to Union Street together with office accommodation, WC and kitchen area to the rear. The basement area would be suitable for additional storage.

RENT/PRICE

Rent: On application. Price: £250,000 exclusive of VAT.

RATEABLE VALUE

The property has a current Rateable Value of £44,000. The proposed Rateable Value effective 1 April 2023 is £37,750.

RATES DETAIL

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

EPC RATING

C (37)

VAT

All prices quoted are exclusive of VAT which may be applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred. The ingoing occupier will be responsible for any transactional property tax and registration dues applicable.

ENTRY

By agreement upon conclusion of legal missives.

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on both the purchasers and vendors. Accordingly, a successful bidder will be required to provide detailed financial and corporate information and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

FLOOR AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following net internal areas calculated-

Ground Floor	316.70 sq.m	3,409 sq.ft
Basement	114.64 sq.m	1,234 sq.ft
Total	431.34 sq.m	4,643 sq.ft

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

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