



GROUND FLOOR & BASEMENT RETAIL UNIT
POTENTIAL FOR VARIOUS USES SUBJECT TO PLANNING

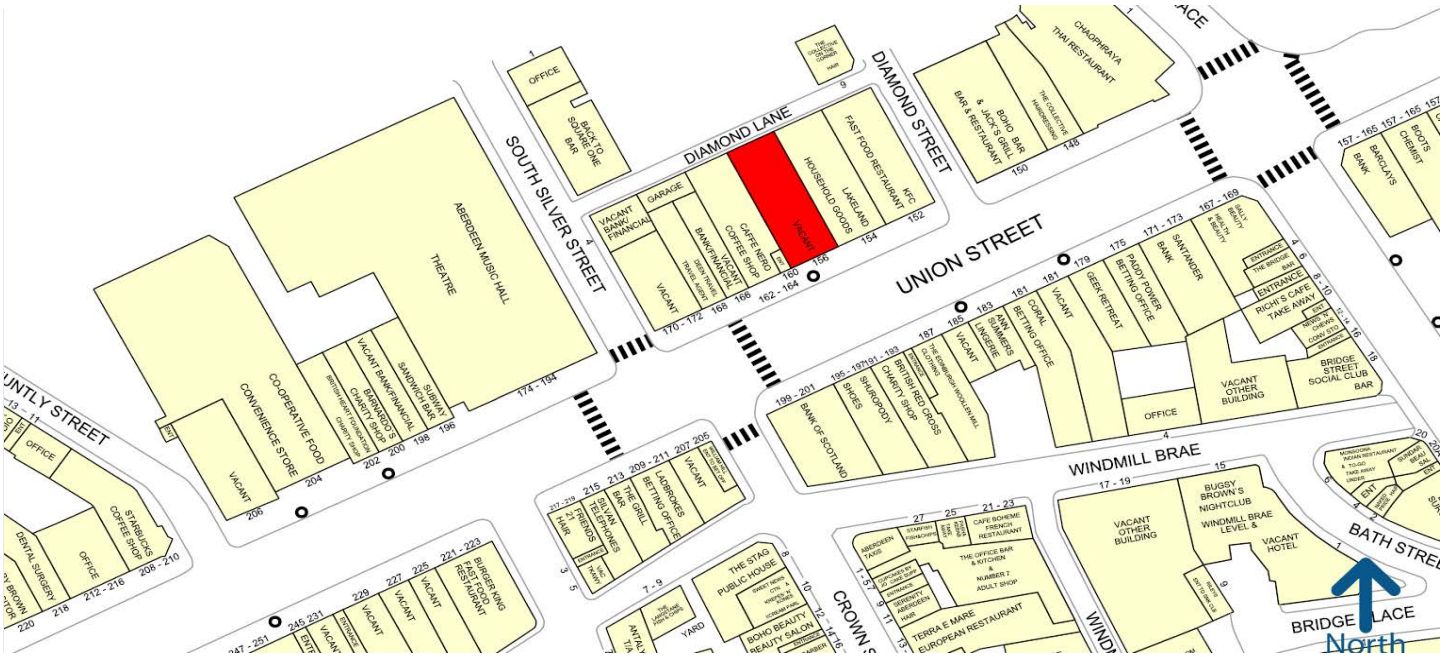


TO LET
156 Union Street

Aberdeen, AB10 1LG | 259 sq.m (2,788 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

The subjects are located on the north side of Union Street between its junctions with South Silver Street and Diamond Street. Neighbouring occupiers include Caffè Nero, Lakeland, KFC, Bank of Scotland, Edinburgh Woollen Mill, Santander and Chaophraya.

DESCRIPTION

The subjects comprise the ground floor and basement of a three storey attic and basement building of granite construction. The unit has good frontage to Union Street and rear access from Diamond Lane.

Internally the ground floor provides good quality sales with stair access to the basement providing staff area, ladies and gents WCs and storage.

RENT

On application

VAT

Any figure quoted is exclusive of VAT.

UNION STREET EMPTY SHOPS GRANT SCHEME

Tenants/purchasers may qualify for a grant of up to 50% of project costs for eligible physical works and reconfiguration with a maximum award amount of £35,000. For further information email unionstreet@aberdeencity.gov.uk or go to <https://www.aberdeencity.gov.uk/services/services-business/empty-shops-grant-scheme>

FLOOR AREAS

The following approximate net internal floor areas have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition):-

Ground Floor	178 sq.m	1,916 sq.ft
Basement	81 sq.m	872 sq.ft
Total	259 sq.m	2,788 sq.ft

RATEABLE VALUE/RATES DETAIL

The property will require to be reassessed. Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief under the various incentive schemes currently available. Interested parties should verify all rating figures with the Local Authority.

EPC RATING

G158. Copy available upon request.

LEGAL COSTS

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

ENTRY

By arrangement and upon conclusion of all legal formalities.

VIEWING & OFFERS

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

RICHARD NOBLE

t. 01224 597528

e. richard.noble@fgburnett.co.uk

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