



CITY CENTRE OFFICE SUITES  
IN PRIME LOCATION



TO LET / FOR SALE  
**130 Union Street**

Aberdeen, AB10 1JJ |  
From 98.8 sq.m (1,064 sq.ft) - 367.9 sq.m (3,960 sq.ft)

To request a viewing call us on 01224 572661

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## LOCATION

The property is located on the corner of Union Street and Belmont Street in a conservation area within Aberdeen's central shopping district. Union Street is Aberdeen's main commercial thoroughfare and the railway station, bus station, Union Square retail/leisure areas and harbour are all in close proximity. Belmont Street, which is largely pedestrianised, forms a popular retail and leisure area with numerous bars, cafes, specialist shops and a cinema. It is also a busy pedestrian thoroughfare providing access to The Academy Shopping Centre and Aberdeen Art Gallery. Surrounding commercial occupiers include Nationwide Building Society, Travelodge and McColl's Newsagent.

## DESCRIPTION

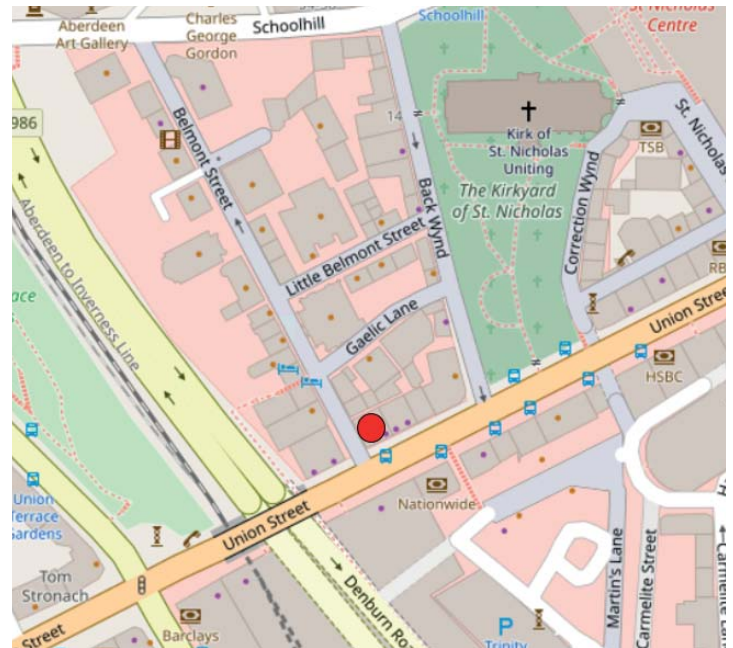
The subjects comprise cellular offices which are accessed from a self contained door at Ground Floor level. The suites are contained within the First, Second, Third and Attic Floors of a four storey basement and attic property. The building is an end terraced traditional granite property with pitched and slated roof. The office suites are self contained on each floor and are of a traditional finish to include part plasterboard/plastered walls, acoustic ceiling tiles and carpet floor coverings. A high level of natural daylight is provided by large timber sash and casement windows while artificial light is by recessed fluorescent strip and pendant light fittings. Within each suite various open plan and cellular offices can be found along with dedicated kitchenette, male and female toilets. Heating is by way of electric panel radiators.

## PLANNING

In terms of the 2017 Aberdeen Local Development Plan the property is located in the area zoned as City Centre Retail Core (Policy NC2). Furthermore the property is Cat C Listed and lies within a conservation area. The subjects may lend themselves for residential conversion and a number of similar properties have received Planning Consent for this type of use. Interested parties should make their own enquiries to the Planning Department within Aberdeen City Council.

## RENT/PRICE

A rent around £30,000 pa is sought for the entire building. Consideration will be given to leasing in part. Flexible terms are available. Due to the nature of the building and possibility for residential conversion, offers are invited for the heritable interest.



<b>RATEABLE VALUE</b>	The Rateable Value effective from 1 April 2023 is £24,250.	
<b>RATES DETAIL</b>	Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at <a href="http://www.saa.gov.uk">www.saa.gov.uk</a>	
<b>EPC</b>	Copy available on request.	
<b>VAT</b>	The rent quoted is exclusive of VAT.	
<b>LEGAL COSTS</b>	Each party will bear their own legal costs incurred in the transaction. The ingoing occupier will be responsible for any LBTT and Registration Dues applicable.	
<b>ENTRY</b>	To be agreed upon conclusion of legalities.	
<b>FLOOR AREAS</b>	Measured in accordance with the RICS Code of Measuring Practice (6th Edition) and approx net internal areas calculated:-	
FIRST FLOOR	101.5 sq.m	1,093 sq.ft
SECOND FLOOR	98.8 sq.m	1,064 sq.ft
THIRD FLOOR	102.2 sq.m	1,100 sq.ft
ATTIC/STORAGE	65.31 sq.m	703 sq.ft
TOTAL	367.9 sq.m	3,960 sq.ft

## VIEWING & OFFERS

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

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