



FOR SALE/TO LET

# 463/465 Union Street

Aberdeen, AB11 6DB | 403 sq.m (4,343 sq.ft)

To request a viewing call us on 01224 572661

[FGBURNETT.CO.UK](http://FGBURNETT.CO.UK)

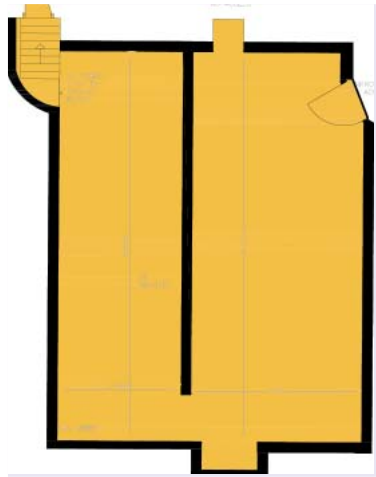
RETAIL / RESTAURANT / OFFICE /  
RESIDENTIAL OPPORTUNITY

ADJACENT TO THE 132,000 SQ.FT  
SILVER FIN BUILDING, INCLUDING THE  
NEW OFFICE FOR 1,000 SHELL STAFF

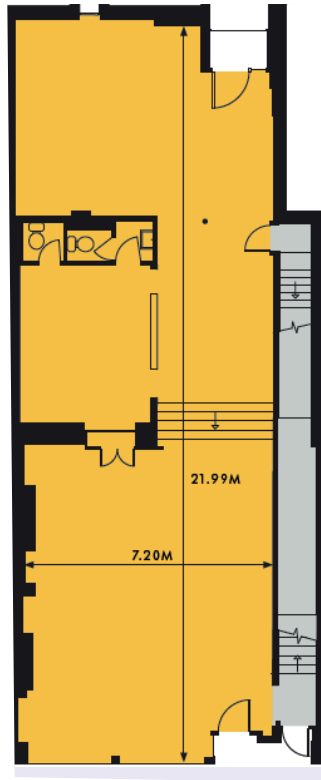


## LOCATION

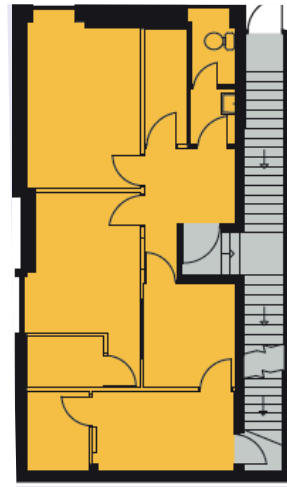
The subjects are located on Union Street, Aberdeen's main commercial thoroughfare. Occupying a prominent location, the premises are situated adjacent to two of the city's premium Grade A office developments, The Silver Fin Building and The Capitol. The Silver Fin Building which totals 132,500 sq.ft is now fully occupied with Shell occupying 100,000 sq.ft and The Capitol hosting companies such as PwC, Orega, Xodus and Ryden.



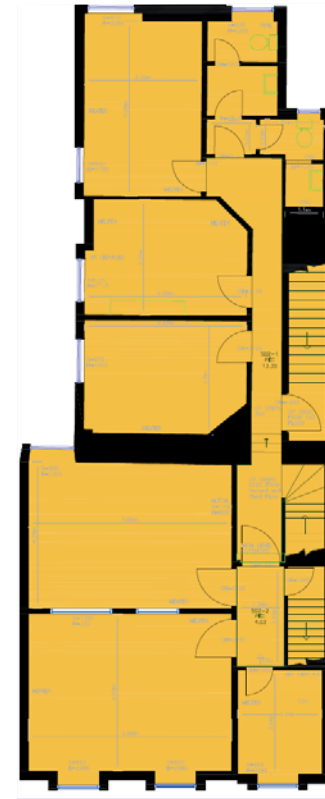
Basement



Ground Floor



First Floor



Second Floor



Third Floor



## DESCRIPTION

The subjects comprise a property of concrete block construction arranged over basement, ground floor, 3 upper storeys and attic space. The ground floor consists of a prominent retail unit which would lend itself well to a variety of use classes.

Previously, the upper floors have been used as office space, however they could be used for alternative uses such as residential (subject to planning.)

## ACCOMMODATION

The premises extend to the following approximate floor areas:

Basement	53 sq.m	573 sq.ft
Ground Floor	154 sq.m	1,658 sq.ft
First Floor	50 sq.m	538 sq.ft
Second Floor	111 sq.m	1,197 sq.ft
Third Floor	35 sq.m	377 sq.ft
<b>Total</b>	<b>403 sq.m</b>	<b>4,343 sq.ft</b>

## PRICE

Our clients are seeking a price in the region of £300,000 for their Heritable interest (Scottish equivalent of English Freehold).

## RENT

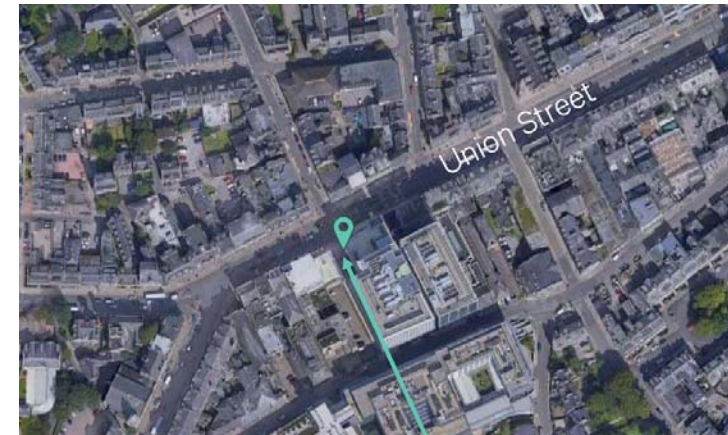
£35,000 per annum, exclusive of VAT.

## VAT

All figures quoted are exclusive of VAT which will be applicable.

## LEASE TERMS

The accommodation is available to lease on new Full Repairing and Insuring lease terms for a period to be agreed. Any medium to long term lease will be subject to upward only rent reviews.



## RATEABLE VALUE

The current Rateable Values as at 1 April 2023 are:

- 463 Union Street - £30,250
- 465 Union Street - £13,250

## RATES DETAIL

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.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of G. Full documentation is available upon request.

## ANTI-MONEY LAUNDERING

In accordance with both HMRC and RICS guidance, we as property agents are required to undertake AML due diligence on both our clients and any counter party to a transaction. Accordingly, personal and/or detailed financial and corporate information will be required prior to any transaction concluding.

## LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any LBTT and Registration Dues which may be applicable.

## ENTRY

On conclusion of all legalities.

## VIEWING & OFFERS

All offers should be submitted in writing to the joint agents.

### **RICHARD NOBLE**

t. 01224 572661 / 07768 067323  
e. richard.noble@fgburnett.co.uk

### **LISA COWIE**

t. 01224 597536 / 07597 581619  
e. lisa.cowie@fgburnett.co.uk

### **DERREN MCRAE**

t. 01224 219025 / 07515 069600  
e. derren.mcrae@cbre.com

### **DOMINIC MILLAR**

t. 01224 219000 / 07833 402389  
e. dominic.millar@cbre.com

**FGBURNETT.CO.UK**