



For Sale

FG Burnett

130 Union Street

Aberdeen, AB10 1JJ

367.9 sq.m | 3,960 sq.ft

- Development Opportunity
- Prime Location



Location

The property is located on the corner of Union Street and Belmont Street within Aberdeen city centre. Union Street is Aberdeen's main commercial thoroughfare and hosts a number of retail, leisure and office operators. 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 Travelodge, Barclays Bank and the newly opened Tag Heuer shop below.

Description continued

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. A high level of natural daylight is provided by large timber sash and casement windows. The property would lend itself well for residential development.

Planning

In terms of the 2023 Aberdeen Local Development Plan the property is located in the area zoned as City Centre Retail Core (Policy VC4). Furthermore the property is a 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.

Floor Area

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

Price

Price reduced to £250,000.

Rateable Value

The Rateable Value effective from 1 April 2023 is £24,250.

Rates Details

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 www.saa.gov.uk

EPC

Copy available on request.

VAT

The price quoted is exclusive of VAT.

Legal Costs

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.

AML

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

Entry

On conclusion of legal missives.

Viewings & Offers

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

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