



FG Burnett

To Let

156 Union Street

Aberdeen, AB10 1LG

259 sq.m | 2,788 sq.ft

- Ground floor & basement retail unit
- Potential for various uses subject to planning



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.

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

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.

Rateable Value

The property will require to be reassessed.

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

G158. Copy available upon request.

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>

VAT

Any figure quoted is exclusive of VAT.

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.

Viewings & Offers

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

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