



FG Burnett

---

For Sale

221 Union Street

---

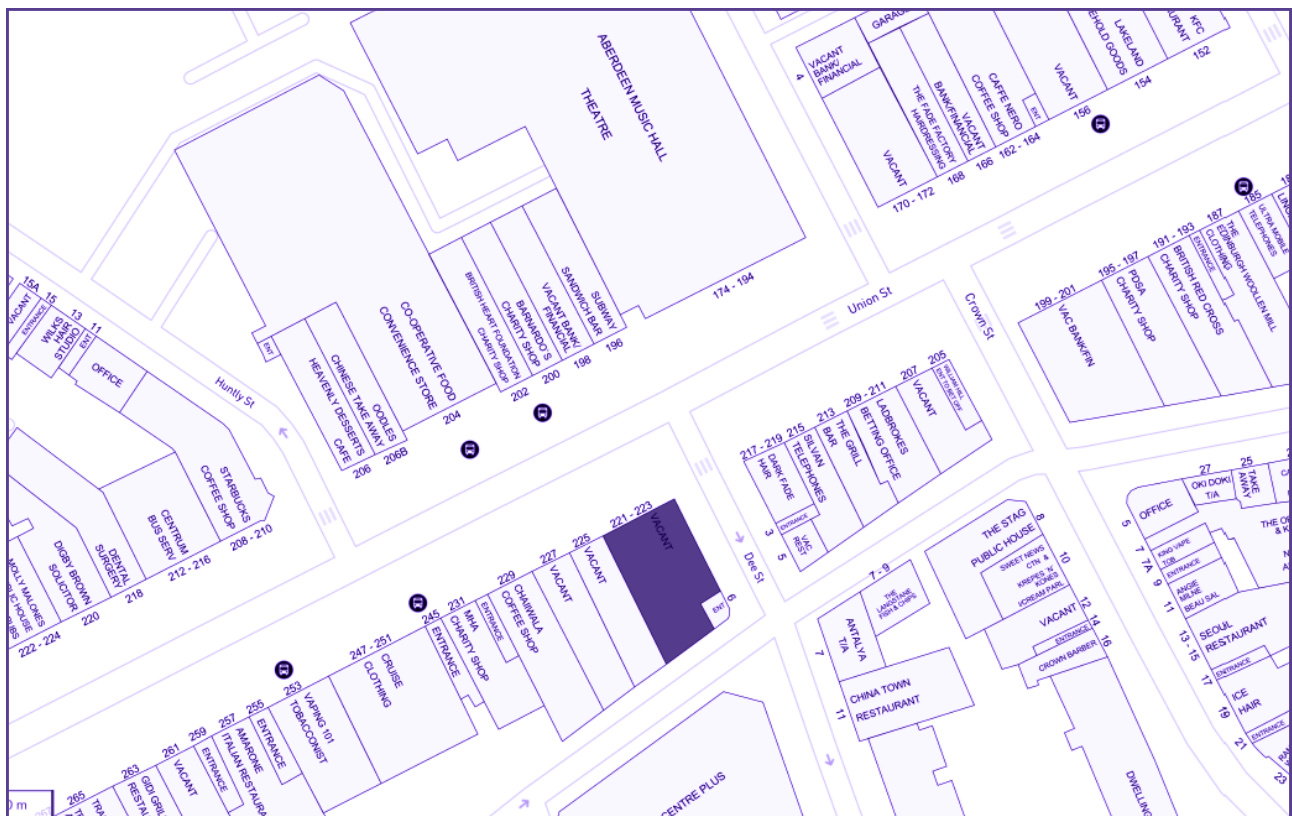
Aberdeen, AB11 6BQ

528.80 sq.m | 5,692 sq.ft



All enquiries:  
01224 572 661

[fgburnett.co.uk](https://fgburnett.co.uk)



## Location

The subjects are located on the south side of Union Street, Aberdeen's main commercial thoroughfare. Occupiers in the vicinity include Chaiiwala, Cruise, Amarone, Co-op and Starbucks. The City's popular venue the Music Hall is located opposite the subjects.

## Description

The subjects comprise the ground and basement floors of Langstane House, a prominent three storey building with attic and basement levels.

Occupying a prime corner position, the property benefits from a double, glazed, frontage onto Union Street with access via recessed double doors. A return frontage onto Dee Street provides additional visibility and a secondary entrance.

Internally, the accommodation offers open plan sales area to the front, with storage and ancillary accommodation situated towards the rear. Access to the basement is provided via a retail stair within the main sales area, as well as stairs located to the rear. There is an accessible WC located off the main sales area.

The basement accommodation extends beneath 221, 225 and 227 Union Street, providing useful storage space, staff facilities, and additional WCs.

Deliveries can be made directly from Langstane Place.

## Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Net Internal Area has been calculated:

|              |                    |                    |
|--------------|--------------------|--------------------|
| Ground Floor | 210.15 sq.m        | 2,262 sq.ft        |
| Basement     | 318.65 sq.m        | 3,430 sq.ft        |
| <b>Total</b> | <b>528.80 sq.m</b> | <b>5,692 sq.ft</b> |

## Planning

The subjects are Category B listed and lie within a Conservation Area.

---

## Price

Offers over £225,000.

---

## EPC

Copy available on 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](mailto:unionstreet@aberdeencity.gov.uk) or go to <https://www.aberdeencity.gov.uk/services/services-business/empty-shops-grant-scheme>

---

## VAT

VAT will be payable in addition to the sale price.

---

## Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

---

## Rateable Value

The Rateable Value effective from 1 April 2023 is £47,250.

---

## 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](http://www.saa.gov.uk)

---

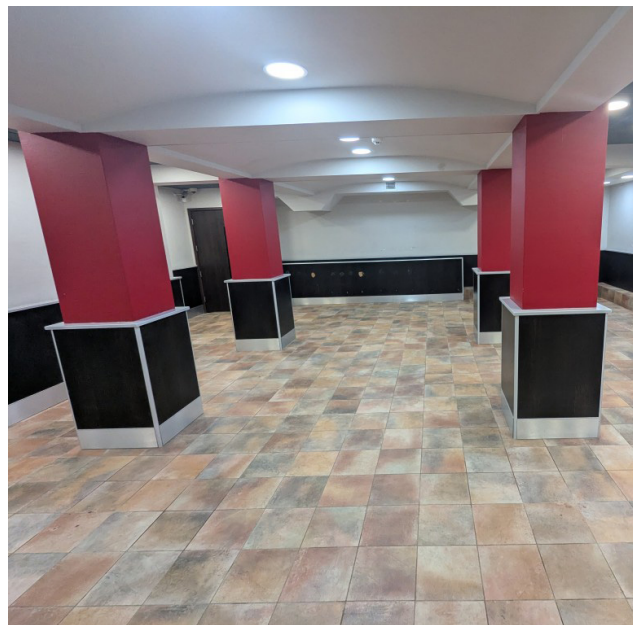
## AML

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

Upon conclusion of legalities.





---

## Viewings & Offers

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

### **Lisa Cowie**

t: 07597 581 619

e: [lisa.cowie@fgburnett.co.uk](mailto:lisa.cowie@fgburnett.co.uk)

### **Richard Noble**

t: 01224 597 528

e: [richard.noble@fgburnett.co.uk](mailto:richard.noble@fgburnett.co.uk)



[fgburnett.co.uk](https://fgburnett.co.uk)

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of His Majesty's Stationery Office. © Crown Copyright PU 100017316.

No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Under current Money Laundering Regulations, we are obliged to carry out financial and identity due diligence on all purchasers and on tenants, a request for information will be made at the appropriate time.