



FG Burnett

To Let / For Sale

373 Union Street

Aberdeen, AB11 6BT

258 sq.m | 2,779 sq.ft

- City centre retail unit
- Currently fitted as a hair & beauty salon
- Attractive rent

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All enquiries:
01224 572 661

fgburnett.co.uk



Location

The subjects are located at the West End of Union Street, the main commercial thoroughfare of Aberdeen. Surrounding occupiers include Michie's Chemist, Skills Development Scotland and a Six by Nico restaurant is located next door. The Grade A offices at The Capitol and The Silver Fin Building, which provide c. 200,000 sq.ft combined space, are in close proximity. Shell have secured 100,000 sq.ft within The Silver Fin Building for approx. 1,000 staff.

Description

The subjects comprise the ground floor of a 4 storey and basement building of granite construction under a mansard style pitched and slated roof.

Internally, the subjects are currently fitted as a hair and beauty salon. There is a small tea prep, storage/mixing room and customer toilets located within the main salon. To the rear of the salon there is office accommodation together with staff room, staff toilet and storage.

Floor Area

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate net internal area calculated:-

Ground Floor	258 sq.m	2,779 sq.ft
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Rent

Offers in the region of £30,000 pa ex VAT are sought.

Price

On application.

Rateable Value

The Rateable Value effective from 1 April 2023 is £31,750.

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

Any figure quoted is exclusive of VAT.

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>

Legal Costs

Each party will be responsible for their own legal costs incurred. The ingoing occupier will be responsible for any transactional property tax 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 all legalities.



Viewings & Offers

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

Richard Noble

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Lisa Cowie

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