



FG Burnett

To Let / May Sell

377 Union Street

Aberdeen, AB11 6BT

431.34 sq.m | 4,643 sq.ft

— City Centre Retail Unit

X | f | in

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 and basement of a 4 storey and basement building of granite construction under a mansard style pitched and slated roof.

Internally, the property provide a sales area to Union Street together with ancillary areas to the rear. The basement area would be suitable for additional storage.

Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Net Internal Areas derived:

Ground Floor	316.70 sq.m	3,409 sq.ft
Basement	114.64 sq.m	1,234 sq.ft
Total	431.34sq.m	4,643 sq.ft

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>

Rent

Rent: £30,000 pa

Price: £250,000 exc VAT

Rateable Value

The Valuation Roll shows a total Rateable Value of £31,500 effective from 1st April 2026.

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

C(37). Copy available on request.

VAT

VAT will be payable in addition to the sale price or monies due under a lease of the premises.

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.

AML

As part of our statutory obligations relative to Anti-Money Laundering, FG Burnett will require to undertake due diligence on an incoming occupier and will seek identification information at the appropriate time.

Entry

On conclusion of legal missives.

Viewings & Offers

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

Lisa Cowie

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Sophie Evans

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