



FG Burnett

To Let

81 Union Street

Aberdeen, AB11 6BD

67.53 sq.m | 726 sq.ft

- Available due to relocation
- Prime retail unit in close proximity to Bon Accord Shopping Centre

X | f | in

All enquiries:  
01224 572 661

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



## Location

The subjects are located on the prime stretch of Union Street. Occupiers in the vicinity include Marks & Spencer, Sports Direct, Five Guys and Schuh. The Bon Accord Shopping Centre is close by.

## Description

The subjects comprise a shop unit arranged over ground, basement and sub-basement floors providing sales area together with staff and storage facilities.

## Floor Areas

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

### Sales Space

Net Frontage	4.52 m	14'8"
Gross Frontage	5.05 m	16'5"
Ground Floor	45.33 sq.m	488 sq.ft

### Ancillary/Storage

Basement	8.80 sq.m	94 sq.ft
Sub Basement	13.40 sq.m	144 sq.ft
<b>Total</b>	<b>67.53 sq.m</b>	<b>726 sq.ft</b>

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## Use

The property is available for any use within Class 1A of the Town & Country Planning (Use Classes)(Scotland) Order 1997. Interested parties should carry out their own due diligence in this regard.

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## Lease

The premises are held on a 25-year lease from 31 May 2002 with a lease expiry on 30 May 2027.

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## Rent

Upon application.

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## 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>

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## Rateable Value

The property has a Rateable Value of £18,750 effective from 1 April 2023.

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## 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)

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## EPC

Copy available on request.

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## VAT

Any prices quoted are exclusive of VAT which may be applicable.

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## Legal Costs

Each party will bear their own legal costs. The ingoing occupier will be responsible for any LBTT and Registration Dues.

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## Entry

Upon conclusion of all legalities.



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## Viewings & Offers

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

### **Richard Noble**

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### **James Burt**

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### **Lisa Cowie**

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