



To Let Aberdeen Railway Station

Retail and Food & Beverage Opportunities



2.3M+
annual
passengers



Open **7**
days a
week



**Excellent
connectivity**
to Union Square
shopping centre



**Two
units**
available

Location

Aberdeen Railway Station occupies a prime city centre location, with direct connectivity to Union Square Shopping Centre, Aberdeen Bus Station, and Guild Street, and is within a short walking distance of Union Street.

As a major transport hub for the North East, the station welcomes over **2.3 million passengers annually**, with the surrounding area benefitting from consistently high footfall.

Union Square offers 700,000 sq ft of prime retail, leisure, and hospitality space, and is anchored by M&S. It is home to top brands including Apple, Victoria's Secret, Zara, and Next, alongside leading F&B operators such as Wagamama, Nando's, and Wingstop. The connection between the station and Union Square makes this a highly visible and well-connected opportunity.



Description

UNIT 1 - STATION CONCOURSE

A high-profile retail unit located directly within the main station concourse, benefitting from exceptional visibility and constant passing footfall.

Frontage: Direct to station concourse

Levels: Ground and basement

Size: 4,387 sq ft

Condition: Shell, ready for fit-out

Availability: Whole or in part



Category
A listed
building



Retail and Food & Beverage
Opportunities Aberdeen Train
Station

Description

**UNIT 2 - GUILD STREET
GROUND & FIRST FLOOR**

Located at the Station/Union Square entrance. Accessed off Guild Street, this unique building spans ground and first floor levels, and presents a rare opportunity for retail/leisure space.

- Frontage:** Guild Street
- Levels:** Ground and First Floor
- Size:** 2,354 sq ft
- Notable Feature:** High ceilings, passenger lift installed



UNDER OFFER



**Retail and Food & Beverage
Opportunities
Aberdeen Train Station**



The station welcomes over 2.3 million passengers annually, with the surrounding area benefitting from consistently high footfall.

Rent

Rent on application.

Service Charge

A service charge will be payable. Further information is available on request.

Lease Terms

The units are available on full repairing and insuring terms for a lease duration to be agreed.

Any long term leases will incorporate 5-yearly upward only rent reviews.

Rates

The units require to be assessed upon occupation.

EPC

Available on request.

VAT

VAT will be payable in addition to 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.

Entry

On conclusion of legal missives.

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.

Viewings and Offers

For further information or viewing please contact the sole agent.

Lisa Cowie

Lisa.Cowie@fgburnett.co.uk
07597 581619

Richard Noble

Richard.Noble@fgburnett.co.uk
07768 067323

FG Burnett



The connection between the station and Union Square makes this a highly visible and well-connected opportunity.

DISCLAIMER: 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. Any purchaser or lessee should satisfy themselves as to the correctness of each of the statements contained in these particulars. The owner of the property does not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to the property described in these particulars. August 2025.