

# TO LET/MAY SELL



RESTAURANT/RETAIL OPPORTUNITY



## 470 UNION STREET, ABERDEEN, AB10 1TS

- RENTAL UPON APPLICATION
- AREA 270.10SQM (2,907SQFT)
- CLOSE PROXIMITY TO THE CAPITOL AND SILVER FIN OFFICE DEVELOPMENTS

### Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

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[www.shepherd.co.uk](http://www.shepherd.co.uk)

Commercial Agency • Commercial Valuation • Development & Trade Related Appraisals • Building Consultancy  
Development & Investment Consultancy • Acquisitions • Dispute Resolution • Rent Review  
Compulsory Purchase & Compensation • Rating • Property Management • Commercial EPC

**LOCATION:**

Aberdeen is Scotland's third largest city having a residential population of approximately 220,000. The city provides the principle commercial and shopping facilities in the North East of Scotland serving catchment population of circa 500,000 people.

Union Street serves as the main commercial throughfare in Aberdeen. The property is located on the North side of Union Street between Holburn Junction and Rose Street. Occupiers in the vicinity include Starbucks, Sainsbury's Local, Café Nero and Greggs. The property is also located directly opposite The Capitol and The Silver Fin office building which together comprise approximately 210,000 sq.ft of Grade A office accommodation.

**DESCRIPTION:**

The property comprises the ground floor and basement of the three storey and basement granite building under a pitched and slated roof.

Internally the ground floor provides former restaurant accommodation with kitchen to the rear and disabled w.c. The basement provides customer toilets, staff welfare accommodation and storage.

**ACCOMMODATION:**

The subjects provide the following accommodation:

Accommodation	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor	199.4	2,146
Basement	70.70	761
<b>Total</b>	<b>270.10</b>	<b>2,907</b>

The foregoing areas have been calculated on net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

**LEASE TERMS:**

Our clients is seeking to lease the property on a Full Repairing and Insuring terms for a period to be agreed.

**RENTAL:**

Upon application.

**PRICE:**

On application.

**RATEABLE VALUE:**

The subjects are currently entered into the Valuation Roll at a Rateable Value of £51,000.

We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

**VAT:**

All figures quoted are exclusive of VAT.

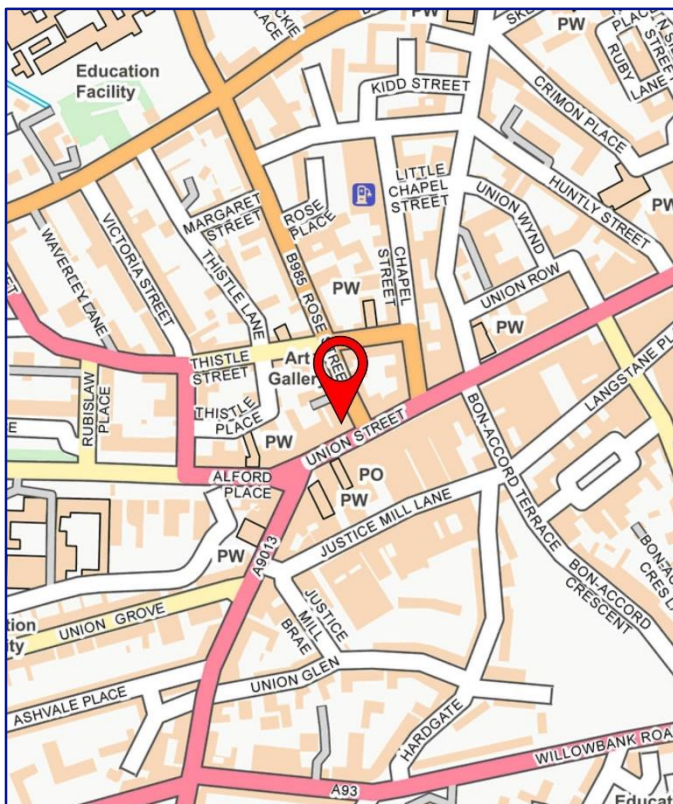
**ENTRY DATE:**

Upon conclusion of Legal Missives.

**ENERGY PERFORMANCE CERTIFICATE:**

The subjects have an EPC Rating of G.

Further information and a recommendation report is available to seriously interested parties on request.

**LEGAL COSTS:**

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable.

**VIEWING:**

For further information or viewing arrangements please contact the sole agents:



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