

DM HALL

To Let

**Class 3 (Restaurants & Cafes) /
Class 1a (Shops And Financial, Professional And Other Services)**



**470 Union Street
Aberdeen
AB10 1TS**

**305.54 SQM
(3,289 SQ FT)**

Property Details

- Centrally located on Union Street, close to the junctions with Rose Street and Holburn Street
- Turn-key restaurant opportunity
- Eligible for up to 100% Fresh Start Relief (subject to eligibility)
- Rent: £30,000 per annum (exclusive of VAT)

LOCATION

Union Street is Aberdeen's principal retail and commercial thoroughfare, benefitting from high levels of passing footfall, strong public transport connectivity, and a diverse mix of retail, leisure and professional occupiers.

470 Union Street occupies a prominent position on the north side of Union Street, close to the junctions with Rose Street and Holburn Street. The surrounding area is well served by a wide range of local amenities including cafés, restaurants, and professional services, with Union Terrace Gardens and Bon Accord Terrace Gardens both within easy reach.

Excellent public transport links are available nearby, with Aberdeen Railway Station and Union Square Bus Station located less than a 10-minute walk away.



DESCRIPTION

470 Union Street comprises the ground and basement floors of a traditional mid-terrace property of stone and slate construction.

Internally, the ground floor provides an open-plan sales / trading area, with additional office, staff, storage and toilet accommodation located at basement level.

No dedicated parking is included within the demise; however, on-street parking is available nearby, with additional public car parks at Chapel Street and Summer Street. The property benefits from rear access and bin storage off Rose Street.

Specification includes:

- Approximately 80 table covers
- Fitted kitchen with existing extract
- Open-plan dining area
- Glazed frontage onto Union Street
- Existing restaurant fit-out capable of re-use



USE

The property was most recently in use as a Class 3 restaurant (Restaurants & Cafés) under the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Alternative uses may be acceptable, including Class 1A (Shops and Financial, Professional and Other Services), subject to Local Authority consent.

Other uses may also be considered, subject to the necessary consents.

ACCOMMODATION

Measured on a Gross Internal basis in accordance with the RICS Code of measuring practice (6th edition), the property provides the following approximate area:

Basement Floor	108.23 sqm	(1,165 sq ft)
Ground Floor	197.31 sqm	(2,124 sq ft)
Total	305.54 sqm	(3,289 sq ft)

SERVICES

The property is served with mains electricity, gas and water with drainage being to the main public sewer.

ENERGY PERFORMANCE

Rating: G

Full documentation is available upon request.

NON-DOMESTIC RATES

The property is currently listed within the Valuation Roll as having a Rateable Value of £43,250.

The Uniform Business Rate for the year 2025/2026 is 49.8p in the £, therefore the estimated rates payable will be £21,539 (exclusive of water and wastewater charges).



We understand that the property has been vacant for over six months; therefore, any ingoing occupier may be eligible for Fresh Start Relief, which can provide 100% rates relief for the first 12 months of occupation, subject to meeting the qualifying criteria.

RENT

£30,000 per annum on Full Repairing and Insuring lease terms.

VAT

All prices quoted in this schedule are exclusive of VAT.

COSTS

Each party will be responsible for their own costs. Any ingoing tenant will be responsible for their own legal costs. Any ingoing Tenant will be responsible for the payment of LBTT and registration dues.

ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on Tenants. Once an offer has been accepted, the prospective Purchaser(s)/ Occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Make an enquiry

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