



157 Union Street, Aberdeen, AB11 6BB

Prime City Centre Location

- High Volumes of Passing Footfall
- Ground 1st & Bsm Floors
- 2,450sq ft
- Well Presented
- Rent: £40,000p.a.
- Sale: Price on Request

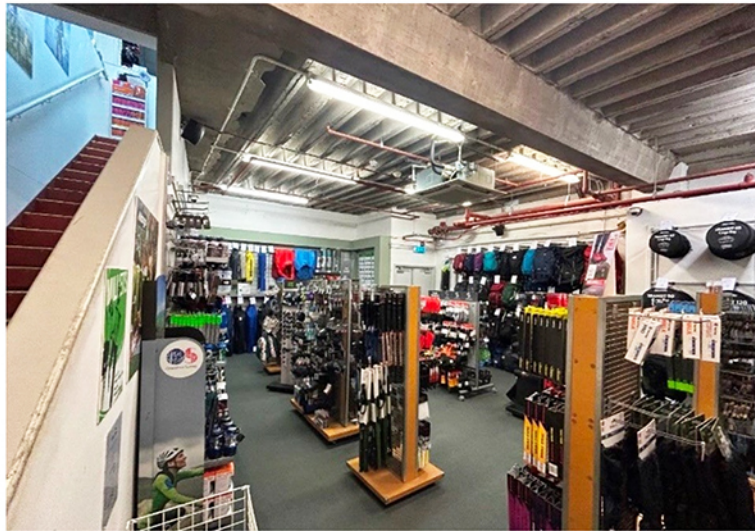
LOCATION

The subjects are located on the south side of Union Street, Aberdeen's main retail thoroughfare. Aberdeen is one of the fastest-growing cities in Scotland in recent years, driven by young professionals, international talent, and family in-migration. To this day it is still the undisputed energy capital of Europe – home to hundreds of oil & gas headquarters and a world-leading subsea engineering cluster. The city has seen a successful pivot into the energy transition: Aberdeen is now the UK's largest hub for offshore wind (projects such as Seagreen, Nearth na Gaoithe and the huge ScotWind leasing round), green hydrogen, carbon capture (Acorn CCS project), and floating wind innovation.

Investment into the city includes the Aberdeen Harbour South expansion (one of Europe's largest harbour projects) along with New Aberdeen Exhibition & Conference Centre with a wider £1 bn+ city-centre masterplan (new offices, homes, retail, public spaces). The city has Booming tech and digital cluster – OGTC (Net Zero Technology Centre), ONE CodeBase hub, and hundreds of energy-tech start-ups. This property benefits from good footfall driven by prominent nearby occupiers, and is located directly in between Greggs and The Trinity Shopping Centre. Surrounding occupiers include a range of notable occupiers including Greggs, Primark, Chaophraya, HMV and Jamieson & Carry.

PROPERTY

The premises comprise ground floor, lower ground floor, and basement accommodation within a granite-built building. The ground floor benefits from a prominent frontage onto Union Street and features an attractively presented, open-plan retail area with a staff room and kitchen facilities located to the rear. An internal staircase connects the ground floor to the lower ground floor, which is currently configured as additional retail space and includes toilet facilities and a storage area. Further storage is provided in a dedicated stockroom in the basement, accessed via a separate internal staircase.



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AREA
The property extends to the following net internal area;

Ground: 106.09sqm (1,142sq ft)
Lower Ground: 82.13sqm (884sq ft)
Storage: 39.39sqm (424sq ft)

Total: 227.61sqm (2,450sq ft)

NAV/RV
£42,750

RENT
The property is available on a new full repairing and insuring head lease for a negotiable term for £40,000p.a.

SALE
Our client may consider disposing of their freehold interest, price on request

V.A.T.
The transaction will not attract V.A.T.

E.P.C.
Available on request

LEGAL
Each party shall bear their own legal costs incurred in the transaction

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Anti-Money Laundering
TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, as property agents we are obliged to undertake AML diligence for both parties involved in a transaction. As such, personal and or detailed financial and corporate information might be required before any terms are agreed or any transaction can conclude.

Property Misdescription Act 1991:
The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.