

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 entered in the Valuation Roll on the following basis:

Demise	Ratable Value (wef Apr-26)	Uniform Business Rate (2026/2027)	Estimated Rates Payable
470 Union Street	£43,750	£0.481	£21,044*

*Estimated rates payable are calculated using the basic property rate of 48.1p in the pound and are stated prior to any reliefs or transactional adjustments. The next revaluation is April 2029.

Make an enquiry

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Potential reliefs may include:

15% Retail, Hospitality and Leisure Relief from 1 April 2026; and 25% Licensed Premises Relief, where applicable.

On this basis, the estimated liability after both reliefs would be approximately £12,626.25.

Please note that reliefs are subject to application, eligibility criteria and confirmation by the local authority. The occupier must be trading from the premises in order to apply for and obtain the relevant relief. Water and wastewater charges are payable in addition.

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 is legally required to carry out due diligence on all parties involved in a transaction. Once an offer has been accepted, prospective purchasers, vendors, tenants, or landlords will be required, at a minimum, to provide proof of identity and residence, as well as proof of funds, before the transaction or lease can proceed.

DM Hall Commercial Department

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IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in 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 outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

PROPERTY REF: ACA#

DATE OF PUBLICATION: APR-26 UPDATED

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