Lease Available

CBRE

52-54 Union St, Aberdeen

AB10 1WR



Terms

The premises are available by way of a sublease or assignment of the existing lease expiring 29th November 2031.
The next review date is 15th November 2026.

Rent

Passing rent £75,000 per annum.

EPC

Available on request.

Location

Located in the northeast of Scotland, Aberdeen sits approximately 66 miles north of Dundee and 104 miles east of Inverness with an estimated population of 200,000 residents. The premises are located on the east end of the prime stretch of Union Street, Aberdeen's principal retail and commercial thoroughfare. The surrounding area predominantly comprises a mix of retail and leisure occupiers including Virgin Bank, Black Sheep Coffee, Greggs, Specsavers and Sports Direct.

Description

The subjects comprise four floors (plus attic) of a mid-terraced building of granite stone construction with full height glazing at ground level. The unit comprises a former bank branch with retail space on ground floor and offices, meeting rooms and staff areas on upper floors. An 8-person passenger lift serves the ground and first floors.

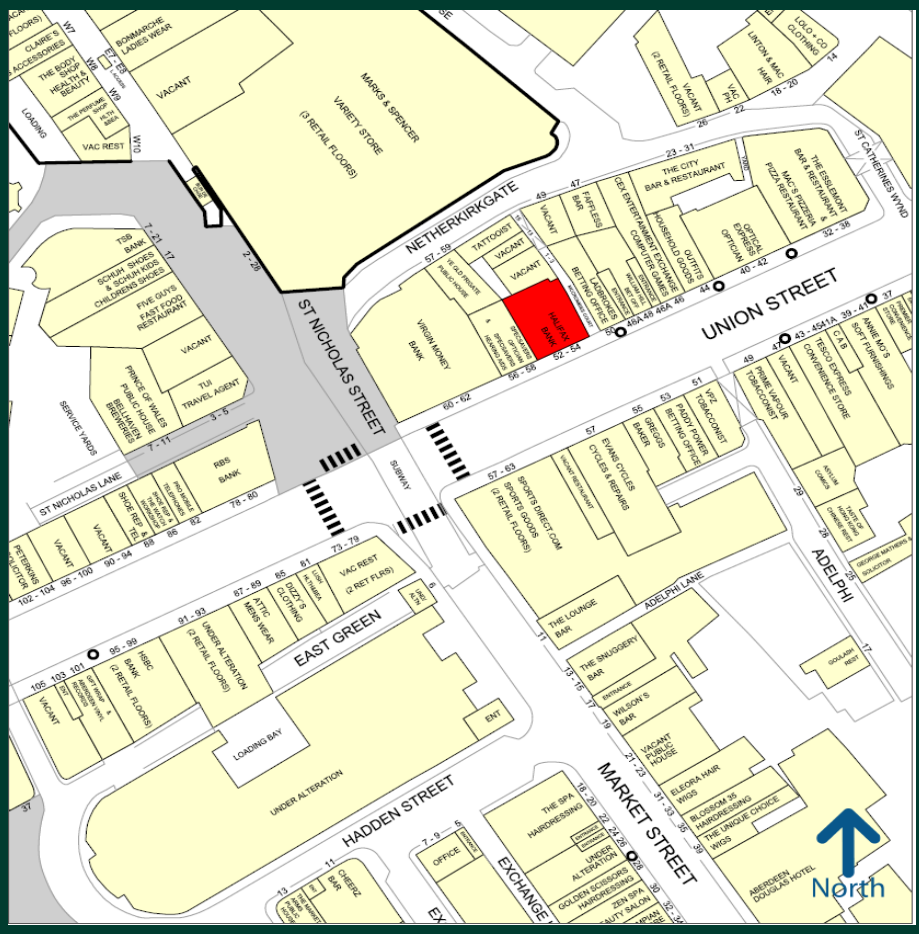
Floor Areas

Floor	Sq m	Sq ft
Ground	129	1,386
First	116	1,253
Second	84	906
Third	134	1,116
Total	463	4,661

Business Rates

Interested parties to make their own enquiries with the Local Authority.

Rateable Value: £58,500



Contact Us

VIEWINGS STRICTLY BY PRIOR APPOINTMENT THROUGH:

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