

TO LET

PRIME RETAIL

# ABERDEEN

87-89 Union Street, Aberdeen, AB11 6BD

**\*\*Directly adjacent to the Aberdeen Market Redevelopment\*\***



## Key Highlights

- Aberdeen is Scotland's third largest city with a population in the region of 228,000 and a catchment of 500,000 people.
- Aberdeen welcomes over 1m tourists each year (pre-covid) and boasts one of the most dynamic economies in the UK.
- Over £10bn of public and private infrastructure investment is due to be delivered in Aberdeen before 2030.
- The property is located on the south side of Union Street, within the prime retail pitch of Aberdeen's principal shopping thoroughfare and sits close to **HSBC** and **Caffe Nero**.
- Other occupiers located nearby include **Sports Direct, Poundland, RBS, Greggs, Virgin Money, Specsavers, Tui** and **Timpsons**.

SAVILLS ABERDEEN  
37 Albyn Place  
ABERDEEN AB10 1YN  
**01224 971 123**

[savills.co.uk](http://savills.co.uk)





## ABERDEEN MARKET

The subject property sits directly adjacent to the former BHS and Aberdeen Market, which is currently being redeveloped to create an outstanding market hall and public realm space that will completely transform this section of Union Street.

The new market will link many of the major areas of activity in Aberdeen including Union Square and Bon Accord Shopping Centre, Marischal Square leisure and office complex, and Aberdeen bus and railway stations. This will significantly enhance the location and passing footfall for the subject property.”



Aberdeen Market will create a new vibrant, iconic city centre destination for local traders, businesses and artisan workshops, as well as cultural opportunities.

## Accommodation

The property is arranged over ground and basement floors, comprising the following approximate NIA:

Ground:	1,092 sq ft	101.4 sq m
Basement:	1,898 sq ft	176.3 sq m

## Rent

Available on request.

## Tenure

The property is available on a new Full Repairing and Insuring lease.

## Rates

Rateable Value:	£92,000
UBR (2021/22):	£0.503
Rates Payable:	£46,276 pa

(Interested parties are advised to make enquiries with the Local Authority.)

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## EPC Rating

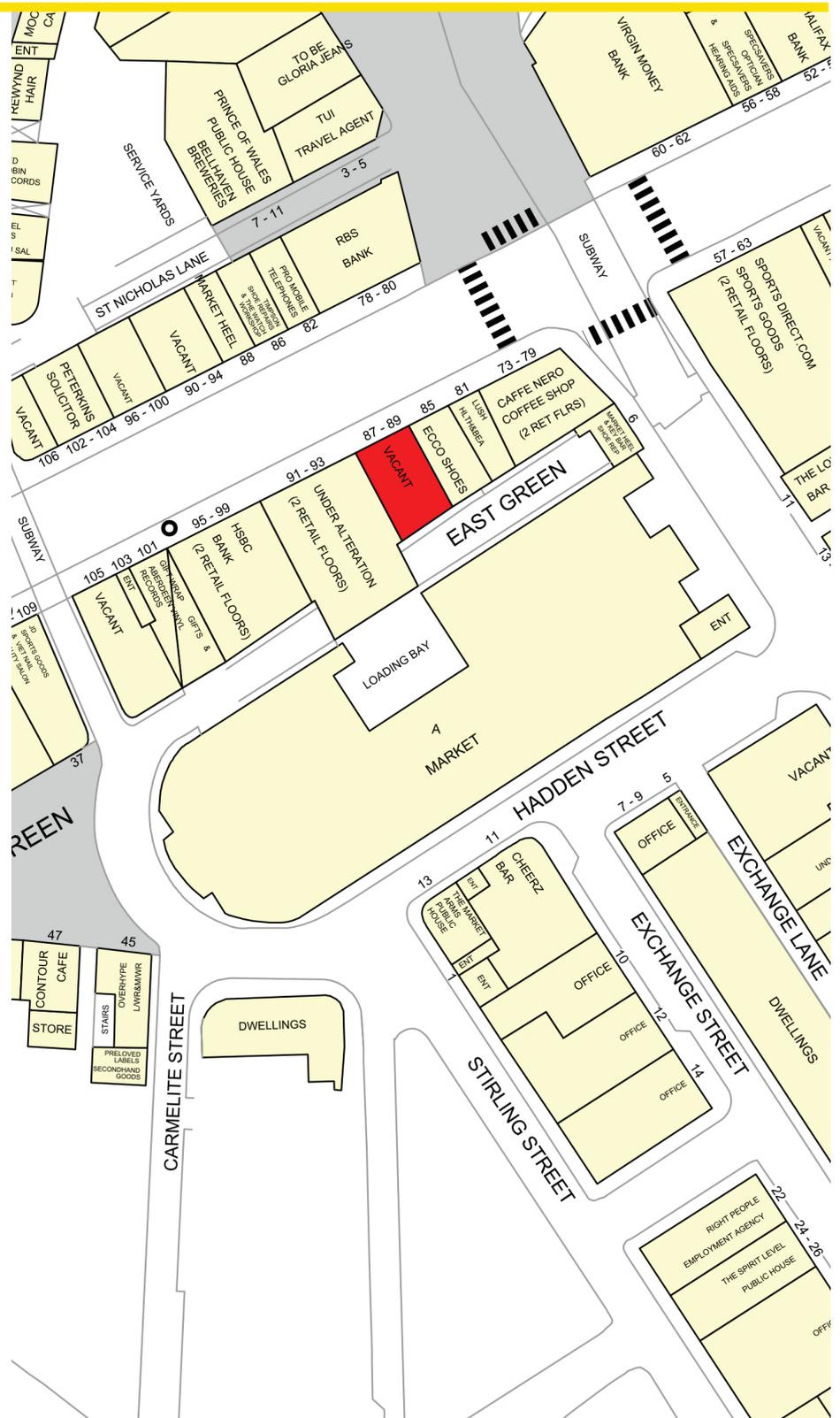
Full Energy Performance Certificate available on request.

## Further Information and Viewing

Further information is available upon request. Viewing is strictly by appointment with Savills.

## AML

The letting agents are legally obliged to comply with the Money Laundering Regulations 2017 (as amended) and the Proceeds of Crime Act 2002 and are supervised by HM Revenue & Customs. We require to identify who is selling or letting a property and who is buying or renting it. In this regard, we are now required to conduct due diligence on both our client and any counterparty. Following an offer being made or received, the prospective purchaser or occupier will need to provide proof of identity and residence, along with proof of funds for any prospective purchase before the transaction can proceed.



## Contact

**Stuart Moncur**  
+44 (0) 7887 795 506  
stuart.moncur@savills.com

**Charlie Hall**  
+44 (0) 7807 999 693  
charlie.hall@savills.com

### IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | January 2022

