



Former Esslemont & Macintosh Department Store
Prime location in Aberdeen City Centre
Total Area: approx. 39,733 sqft
Substantial residential or commercial re-development opportunity

Location

Union Street is located in the heart of Aberdeen city centre. The street connects the north of the city with the south towards the railway and bus stations, Union Square Shopping Centre and road connections to the A90 south. The property is prominently situated on the north side of Union Street at its junction with Broad Street close to the Bon Accord and St Nicholas Shopping Centre.

Nearby occupiers include Vue Cinema, Marks & Spencer, Brewdog, JD Wetherspoon, Sports Direct and Costa.

Accommodation

The property comprises the upper floors, basement and part ground floor of two highly attractive buildings with an approximate floor area of 3,691.25 sq m (39,733 sq ft). The buildings are linked by a corridor at third floor level over St Catherine's Wynd.

Internally, the property is finished to a shell specification with open plan configuration and suitable for a range of uses including residential, student accommodation, hotel and leisure subject to obtaining the necessary consents.

Price

Offers invited.

Rates

Currently the premises are listed as 'under construction' and therefore no rates are payable.

EPC

On application

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Address	Floor	Floor Area (Approx sq m)	Floor Area (Approx sq ft)	Possession
26-30 Union Street	Ground	81.00	(872)	VACANT POSSESSION
	Basement	232.25	(2,503)	
	First	468.00	(5,038)	
	Second	368.00	(3,961)	
	Third	375.00	(4,038)	
	Fourth	140.00	(1,507)	
32-38 Union Street	Basement	475.00	(5,113)	VACANT POSSESSION
	Second	360.00	(4,198)	
	Third	360.00	(4,198)	
	Fourth	386.00	(4,155)	
	Fifth	386.00	(4,155)	
Total		3,691.25	(39,733)	



Viewing strictly by appointment with BRITTON PROPERTY

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All Enquiries

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