

Lot 38, 408-412 Union Street, Aberdeen,

AB10 1TQ

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



Freehold Retail Opportunity

www.acuitus.co.uk

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Property Information

Freehold Retail Opportunity

- Prominent double-fronted retail unit
- Total Floor Area of approx. 434.80 sq. m. (4,678 sq. ft.) over Ground, Basement, First and Second floors
- Excellent location within Aberdeen City Centre
- Immediate Asset Management opportunities
- VAT Free Opportunity
- Nearby occupiers include Pizza Express, Café Nero, Pret A Manger, Subway and KFC

Lot

38

Auction

26th March 2026

Vacant Possession

Status

Available

Sector

Retail, High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

67 miles north of Dundee, 92 miles north east of Edinburgh, 120 miles north east of Glasgow

Roads

A90, A96

Rail

Aberdeen (2 hours 25 minutes to Edinburgh Waverley)

Air

Aberdeen International Airport (6 miles west)

Situation

Aberdeen is Scotland's third largest city with a population of approximately 220,000 and a regional catchment population of over 500,000. Its status as the Energy Capital of Europe has been established for over 40 years with renewable energy onshore/offshore being the new focus for the city. The property is situated on the north side of Union Street, the city's principle retail throughfare, located directly between Summer Street and Chapel Street. The property is close to Trinity shopping centre with retailers such as Poundland, HMV & Primark. Nearby occupiers include Pizza Express, Café Nero, Pret A Manger, Subway & KFC.

Tenure

Freehold.

Description

The property comprises a double fronted retail unit on the ground floor with ancillary accommodation on the basement, first and second floors. The property was previously occupied by WH Smith/ The Post Office.

VAT

VAT is not applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant
Ground	Retail	219.80	(2,365)	VACANT POSSESSION
Basement	Ancillary	126.50	(1,361)	
First	Ancillary	51.50	(554)	
Second	Ancillary	37.00	(398)	
Total		434.80	(4,678)	

N.B. The floor areas stated above are those published by Scottish Assessors Association (<https://www.saa.gov.uk/>)

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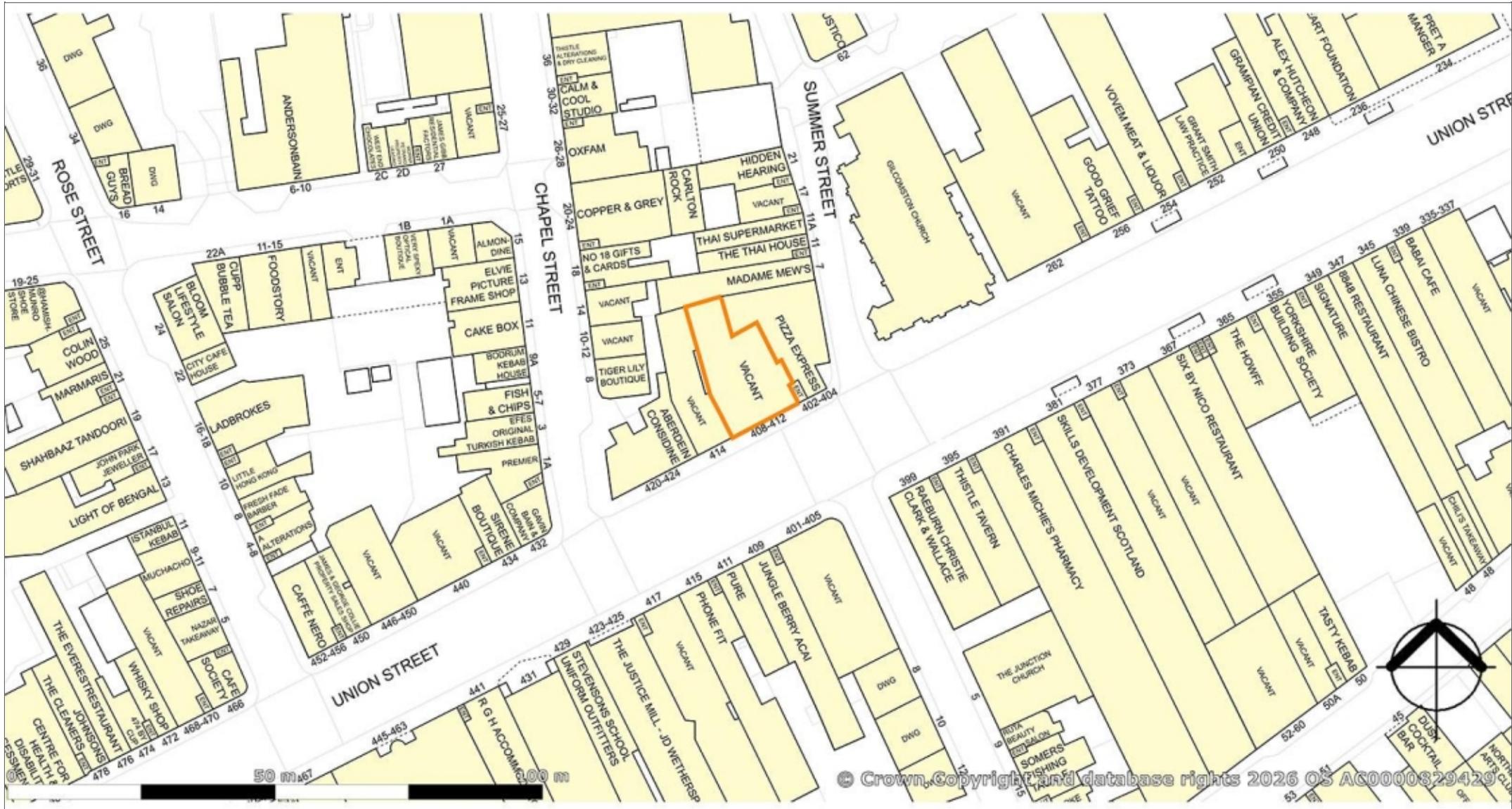
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Contacts

Acuitus

Jon Skerry

+44 (0)20 7034 4863

+44 (0)7736 300 594

jon.skerry@acuitus.co.uk

Alexander Auterac

+44 (0)20 7034 4859

+44 (0)7713 135 034

alexander.auterac@acuitus.co.uk

Seller's Solicitors

GSB Solicitors

121 High Street

Tranent

EH33 1LW

Angela Agrawal

01875 611 616

aagrawal@gbsolicitors.co.uk

Associate Auctioneers

Graham & Sibbald

21 Carden Place

Aberdeen

UK

AB10 1UQ

Chris Ion

07717425298

07717425298

chris.ion@g-s.co.uk

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2024

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