

# TO LET

37 The Green, off Union Street, Aberdeen



## PROMINENT RETAIL UNIT

### Location

The subjects are located in Aberdeen's city centre on The Green which is a speciality shopping and leisure location in close proximity to Union Street.

The property is positioned on the corner of Hadden Street and Correction Wynd, close to Aberdeen Indoor Market and within a pedestrianised zone and forms part of Aberdeen's Merchant Quarter.

Surrounding occupiers are a mixture of residential and commercial use. Occupiers include local businesses such as **Bistro Verde Restaurant, Café 52, Contour Café, Purdey Hair Salon, Hard Grind Barber Shop, Kenny's Music, Old King's Highway** public house and **Hanon**.

Union Square Shopping Centre, Bus Station and Train Station are all located within close walking distance of the subjects.

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### Situation

The subjects comprise a ground floor retail unit set within a period granite building of traditional stone construction, under a pitched and slated roof.

The premises were most recently used as a nail bar and are fitted out with a front reception and rear treatment rooms.

### Area

Ground Floor 326 sq ft / 30.29 sq m  
Lower Ground 328 sq ft / 30.49 sq m

### Rent

£12,500 pa.

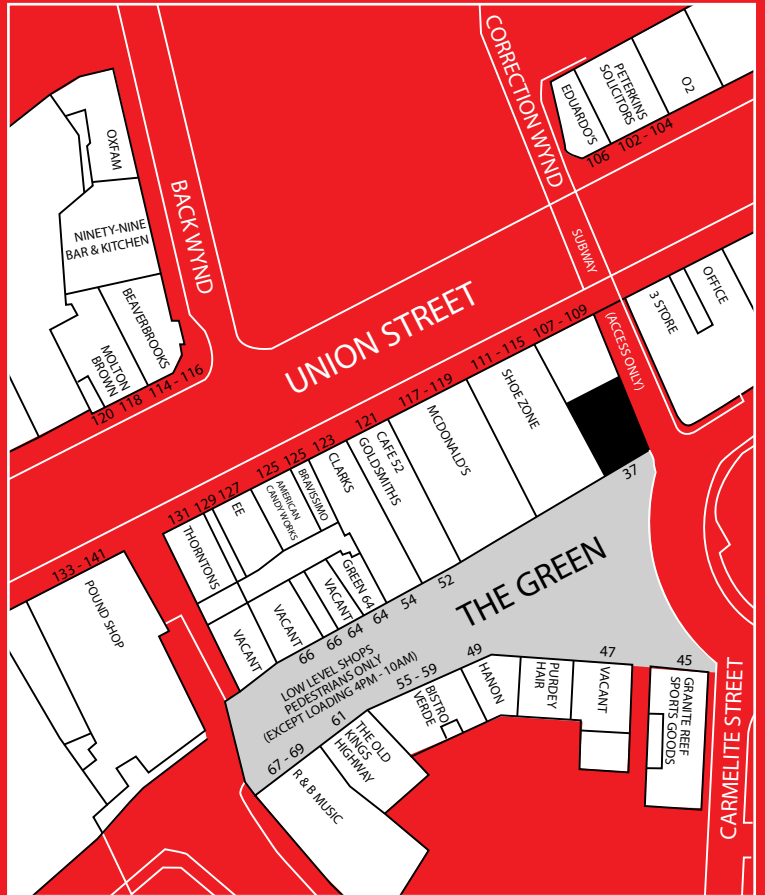
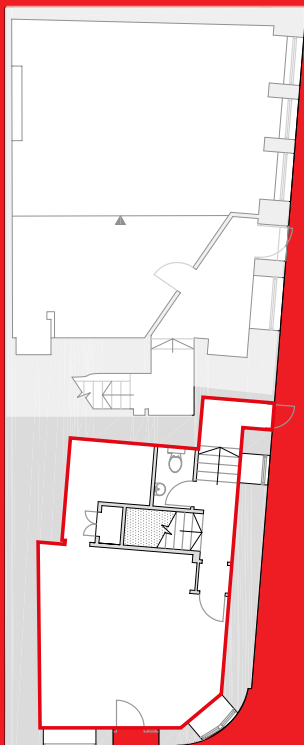
### Rates

Rateable value of £7,100 pa. Occupiers may well benefit from the small business rates relief and not have to pay any rates, subject to confirmation from the rating department.

### Lease

Flexible lease terms are available.

### Floor Plan



### EPC

Available on request.

### Viewing & Further Information

Via joint letting agents.



Stephen Gunn  
205 St Vincent Street  
Glasgow G2 5QD  
T: 0141 221 3500  
M: 07747 733 301  
E: [stephen@gunnproperty.co.uk](mailto:stephen@gunnproperty.co.uk)



Mark McQueen  
35 Queens Road  
Aberdeen AB15 4ZN  
T: 01224 202 828  
M: 07920 492 448  
E: [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk)

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