RETAIL

TO LET

LANDED.
Real Estate

49-51 The Green

Aberdeen, AB11 6NY

107.40 SQ M (1,156 SQ FT)

Location

The property is located inThe Green area of Aberdeen, the traditional retail heart of the city centre and 0.2 miles from Union Square, Aberdeen's premier shopping centre.

The Green has established itself as a popular retail and hospitality centre for some of the city's most popular independent companies, with occupiers including Café 52, Hard Grind Barbershop, Cheerz Bar, Bistro Verde and Contour Café.

Description

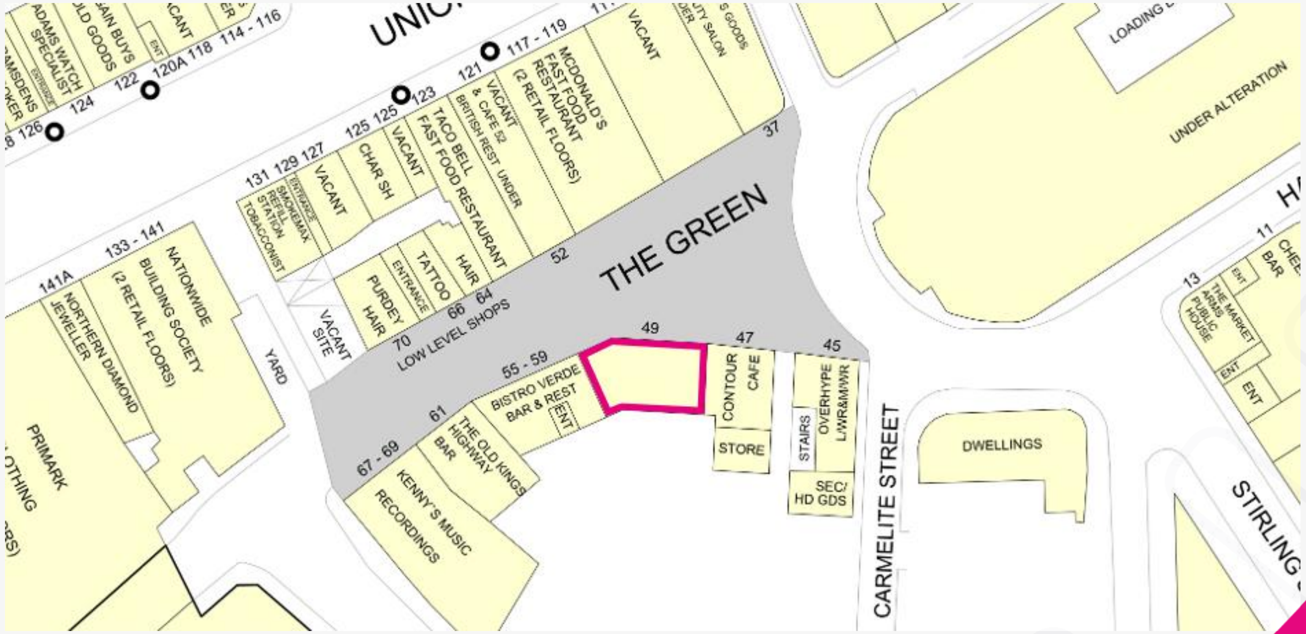
The subjects comprise a prominent, dual aspect ground floor retail unit located within the Green area of Aberdeen city centre.

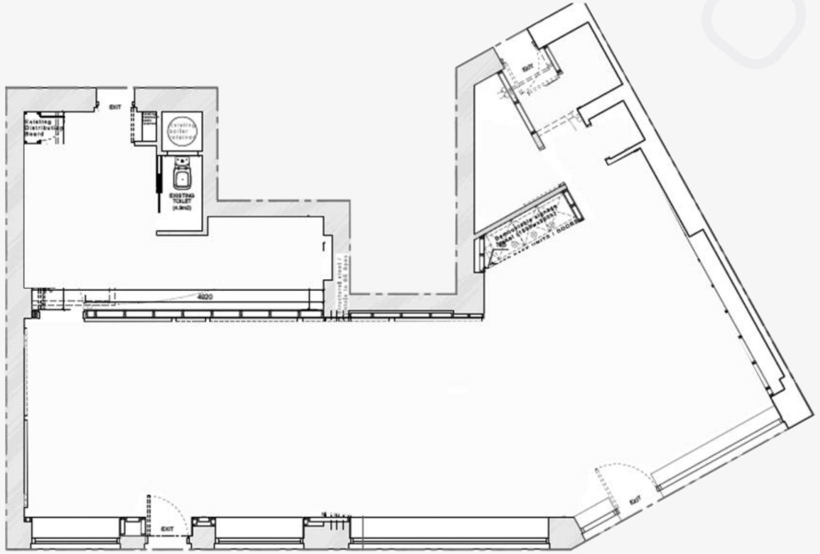
The unit consists of a large trading area with a WC and fitting room to the front of the property which lends itself well to a number of different use classes, with a stock area, WC and staff room to the rear of the property.

Accommodation

The subjects extend to the following approximate net internal floor areas:

Demise	Sq M	Sq Ft
Ground Floor	107.40	1,156





Rent

£22,000 per annum, exclusive of VAT.

Lease Terms

The accommodation is available to lease on new Full Repairing and Insuring lease terms for a period to be agreed. Any medium to long lease will be subject to upward only rent reviews.

Ratable Value

£22,750 effective from 1 April 2026.

Rates Payable - £11,329.50 *

**An ingoing occupier may qualify for some rates relief through the Non-Domestic (Business) Rates Small Business Bonus Scheme. Interested parties should make their own enquiries with the Local Authority.*

Value Added Tax

All figures quoted are exclusive of VAT.

Energy Performance Certificate

Further documentation can be made available upon request to interested parties.

The Market Development

Due to complete in Q3 of 2027, the new Market Development is a key next phase of the city centre masterplan, delivered by Aberdeen City Council. The aim of the £70 million project is to improve connectivity between Union Street and Union Square via the Green. The development is to be home to a number of Food & Beverage operators along with a limited number of retail units with the wider Green likely to benefit from the additional footfall.

More information is available https://generationaberdeen.co.uk/aberdeen-market/

Anti Money Laundering

In accordance with both HMRC and RICS Guidance, we as property agents are obliged to undertake AML due diligence on both our client and any counter party to a transaction. Accordingly, any personal and or detailed financial corporate information will be required prior to any transaction concluding.

Entry

Immediate upon conclusion of missives.

Viewings & Offers

For further information or viewing please contact the sole agent.

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