

# Lot 26, 26 - 38 Union Street, Aberdeen,

**AB10 1BD**

For sale by Auction on 13th December 2023 (unless sold or withdrawn prior)



Heritable Development Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Heritable Development Opportunity

- Former Esslemont & Macintosh Department Store
- Two highly attractive buildings
- Approx. Floor Area of 2,928 sq m (31,148 sq ft)
- Substantial residential or commercial re-development opportunity (subject to consents)
- Prime location in Aberdeen City Centre
- 

### Lot

26

### Auction

13th December 2023

### Vacant Possession

### Status

Available

### Sector

Development

### Auction Venue

Live Streamed Auction

### Location

- Miles** 67 miles north of Dundee
- Roads** A90, A96
- Rail** Aberdeen (2 hours 25 minutes to Edinburgh Waverley)
- Air** Aberdeen Airport (6 miles west)

### Situation

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.

### Tenure

Heritable. (Scottish equivalent of English Freehold).

### Description

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.

### VAT

VAT is applicable to this lot.

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### Tenancy & Accommodation

Address	Floor	Floor Areas (Approx sq m)	Floor Areas (Approx sq ft)	Possession
26-30 Union Street	Ground	81.00	(872)	VACANT POSSESSION
	Basement	232.25	(2,500)	
	First	468.00	(5,038)	
	Second	368.00	(3,961)	
	Third	375.00	(4,036)	
	Fourth	140.00	(1,507)	
32-38 Union Street	Basement	475.00	(5,113)	VACANT POSSESSION
	Second	390.00	(4,198)	
	Third	390.00	(4,198)	
	Fourth	386.00	(4,155)	
	Fifth	386.00	(4,155)	
<b>Total</b>		<b>3,691.28</b>	<b>(39,733)</b>	



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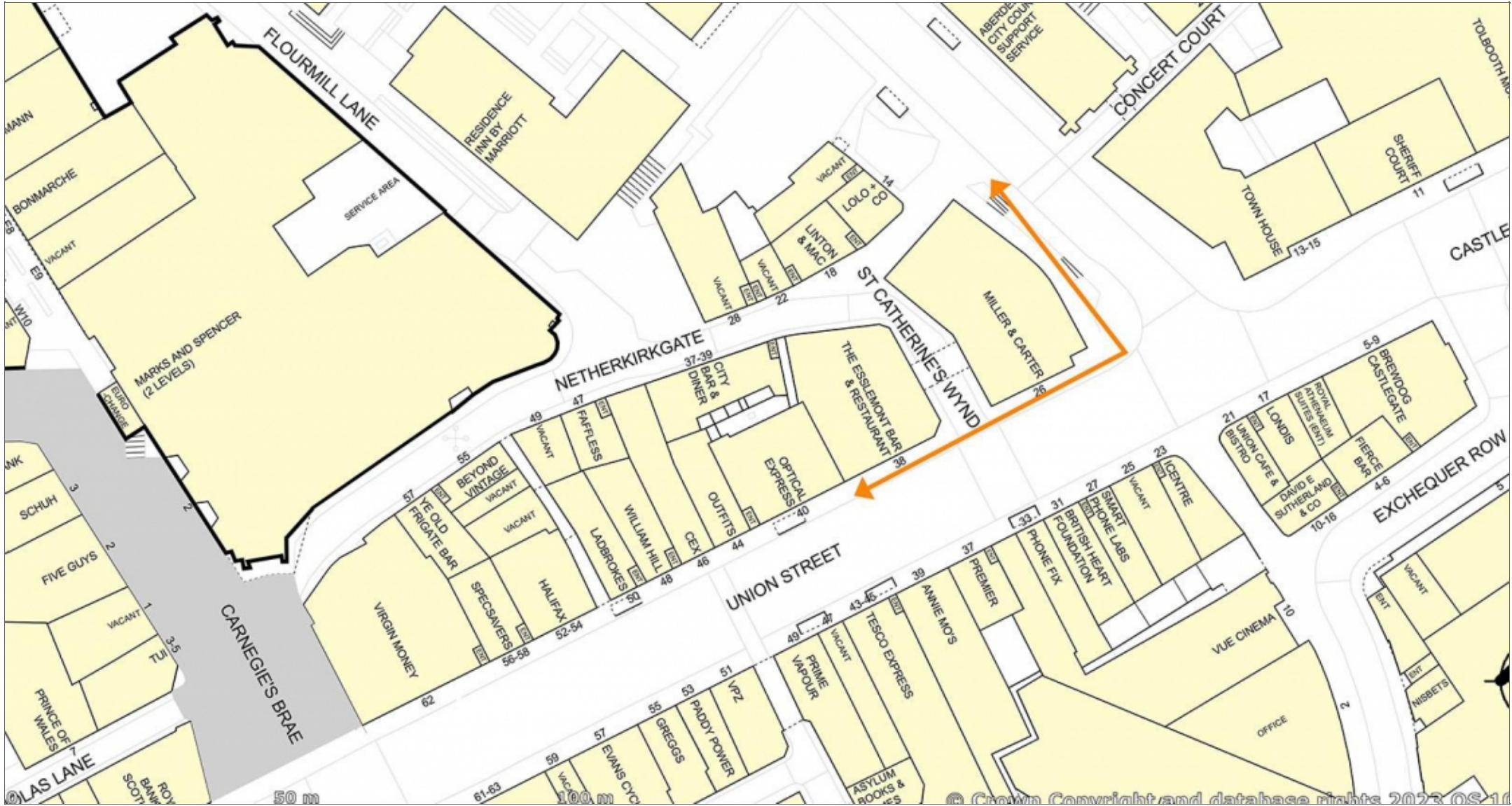




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## Contacts

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September 2020