

# Lot 30, Holburn House, 475-485 Union Street, Aberdeen,

**AB11 6DB**

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



# Lot 30, Holburn House, 475-485 Union Street, Aberdeen, AB11 6DB

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)

## Property Information

### Retail and Office Investment

- Comprises Ground Floor Shop with Offices on Ground, First, Second and Third Floors
- Approximate Floor Area of 2,197.66 sq m (23,462 sq ft)
- Refurbished to a High Specification
- 39 Onsite Car Parking Spaces
- Prime Location on Union Street in Aberdeen City Centre
- Asset Management Opportunities

#### Lot

30

#### Auction

15th February 2024

#### Rent

£121,296 per Annum Exclusive

#### Status

Available

#### Sector

Office

#### 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

Union Street is located in the heart of Aberdeen city centre. The street connects the east and west of the city. The property is located close to the railway and bus stations, Union Square Shopping Centre and road connections to the A90 south.

The property is situated on the south side of Union Street close to it's junction with Holburn Street and Alford Place. Adjacent to Silver Fin, a major new office developemnt with occupiers including Shell Shell and Neo Energy. In addition PWC who occupy the Capitol Building. Nearby occupiers include Tesco, Radisson Park Inn Hotel, Caffè Nero, JD Wetherspoon and WHSmith.

### Tenure

Heritable.

### Description

The property comprises a substantial mix-used building providing retail accommodation on the ground floor together with office accommodation on the ground, first, second and third floors. The office accommodation has been refurbished to a high specification with passenger lift plus parking for 39 vehicles.

### VAT

VAT is applicable to this lot.

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 30, Holburn House, 475-485 Union Street, Aberdeen,

## AB11 6DB

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)

### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail	215.99	(2,325)	WILLIAM HILL ORGANISATION LTD	20 years from 02/03/2006 (1)	£58,750
Ground First Second	Office Office Office	510.22 579.15 577.20	(5,492) (6,234) (6,213)	VACANT POSSESSION		
Third Car Park	Office Car Parking Space	297.10 6 car parking spaces	(3,198)	SUMITOMO CORPORATION EUROPE LTD (2)	15 years from 01/06/2009	£62,546
Car Park	Car Parking Space	33 car parking spaces		VACANT POSSESSION		
<b>Total</b>		<b>2,179.66</b>	<b>(23,462)</b>			<b>£121,296</b>

(1) The tenant is not in occupation

(2) For the year ending 31/03/2023 Sumitomo Corporation Europe Ltd reported a Turnover of £489,119,975, a Pre-Tax Profit of £30,257,643 and a Net Worth of £348,319,106 (NorthRow 23/01/2024).

# Lot 30, Holburn House, 475-485 Union Street, Aberdeen, AB11 6DB

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



# Lot 30, Holburn House, 475-485 Union Street, Aberdeen, AB11 6DB

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



# Lot 30, Holburn House, 475-485 Union Street, Aberdeen, AB11 6DB

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



# Lot 30, Holburn House, 475-485 Union Street, Aberdeen, AB11 6DB

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



# Lot 30, Holburn House, 475-485 Union Street, Aberdeen, AB11 6DB

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)





# Lot 30, Holburn House, 475-485 Union Street, Aberdeen,

## AB11 6DB

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



# Lot 30, Holburn House, 475-485 Union Street, Aberdeen, AB11 6DB

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



## Contacts

### Acuitus

**Mhairi Archibald**  
+44 (0)7718 899 341  
[Mhairi.archibald@acuitus.co.uk](mailto:Mhairi.archibald@acuitus.co.uk)

**Jon Skerry**  
+44 (0)20 7034 4863  
+44 (0)7736 300 594  
[jon.skerry@acuitus.co.uk](mailto:jon.skerry@acuitus.co.uk)

### Seller's Solicitors

2, Marischal Square Broad Street  
Aberdeen  
AB10 1DQ

**Steven McKinley**  
+44 (0)141 273 6740  
[steven.mckinlay@burnesspaull.com](mailto:steven.mckinlay@burnesspaull.com)

**Louise Conroy**  
+44 (0)141 273 6759  
[louise.conroy@burnesspaull.com](mailto:louise.conroy@burnesspaull.com)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.  
September 2020