



FALCONER

PROPERTY CONSULTANTS

**160 UNION STREET,
ABERDEEN
AB10 1QT**

FOR SALE

- INVESTMENT OPPORTUNITY
- OFFERS OVER £480,000
- 5,874 FT²
- PASSING RENT OF £48,000 PER ANNUM
- NEW 10 YEAR LEASE TO AN ESTABLISHED REGIONAL DENTAL OPERATOR
- 9.6% NET INITIAL YIELD

LOCATION

Aberdeen is the commercial and economic centre of North East Scotland, recognised internationally for its expertise in the energy sector and growing strengths in technology, renewables and professional services. Serving a regional population of over 500,000, the city benefits from a highly skilled workforce, supported by two leading universities.

The city offers excellent transport links via Aberdeen International Airport, direct rail services and access to the strategic road network. Ongoing investment and regeneration initiatives continue to enhance the city centre, supporting a diverse commercial property market.

The subjects are located on the northern side of Union Street between its junctions with South Silver Street and Diamond Street.

FLOOR AREAS

From sizes provided from our client, we calculate the subject property, measured in accordance with the RICS Code of Measurement Practice (second edition, January 2018) to extend to the following approximate net internal area (NIA):

First floor: 173.91m²/1,872ft²

Second floor: 164.56m²/1,771ft²

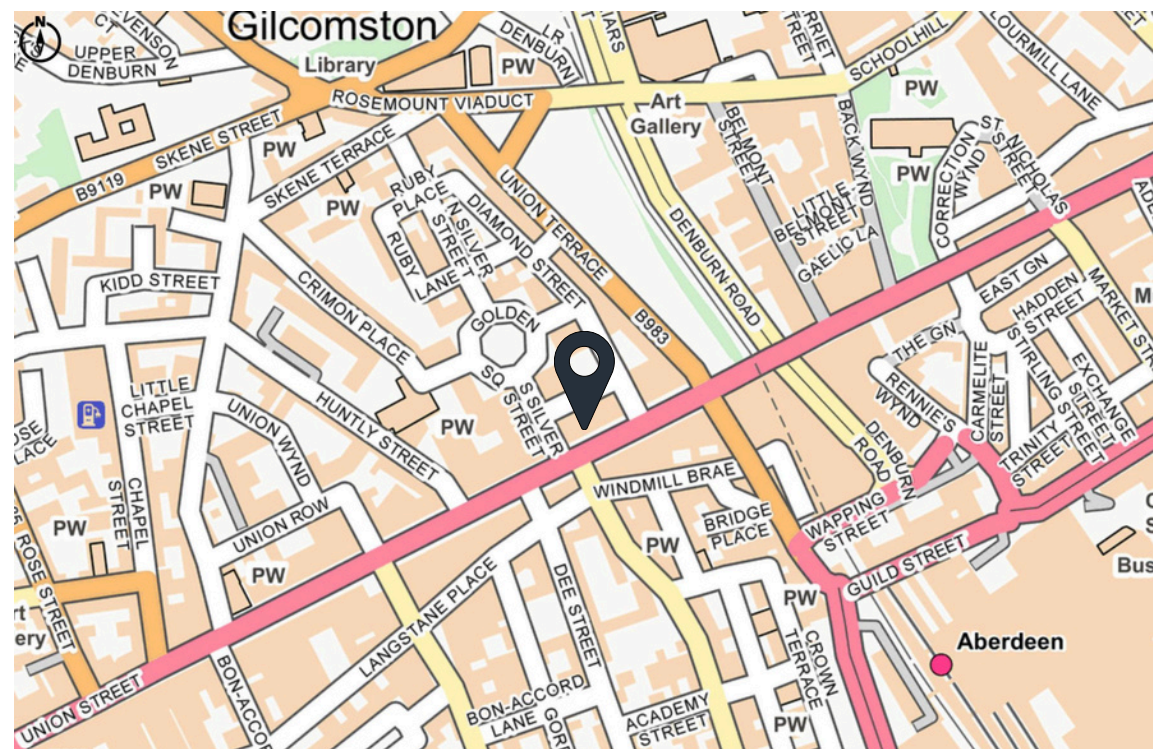
Third floor: 129.22m²/1,391ft²

Fourth floor: 78.05m²/840ft²

TOTAL: 545.74m²/5,874ft²

PROPOSAL

Offers over £480,000 are invited for the heritable interest.



DESCRIPTION

The subjects comprise the top four floors of a traditional mid-terraced building of granite construction surmounted by a pitched and slated roof.

The property has been extensively fitted out and altered to a high standard to provide a large modern dental surgery/clinic.

Internally the property provides the following accommodation:

First floor: 3 surgery rooms, 2 sterilisation rooms, 2 storage rooms, an X-ray room, reception/ waiting area, kitchen, and toilet.

Second floor: 4 surgery rooms, 2 sterilisation rooms, an X-ray room, disabled toilet, office, reception/waiting area. There are also 2 small storage areas and a toilet at the half landing.

Third floor: a large open-plan office, staff room with tea preparation area, an office, 2 storage rooms, and 2 WCs

Fourth floor: 4 storage rooms, boiler room office, former laboratory space, and WCs.

There are sections of the upper floors which are not client facing that have some old water damage to walls and ceilings. The roof repairs have been undertaken but some interior sections have visual damage. A viewing is recommended to any interested parties and can be undertaken out of trading hours.

RATING

Rateable value £38,000.



LEASE

The property is currently leased under the following lease terms:

Tenant: THE REAL GOOD DENTAL COMPANY LTD

Lease length: 10 year lease expiring on the 30th April 2036 (Tenant break option 1st May 2031).

Passing rent: £48,000 per annum

Repairing obligations: Full repairing & insuring

Rent review: Upward only to market rent on 1st May 2031

PLANNING

All queries in relation to redevelopment/ reconfiguration of the subjects should be addressed to Aberdeen City Council Planning Department.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell or let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale or lease of the property.

EPC

D.

VAT

All prices, premiums and rents quoted are exclusive of VAT.





DISCLAIMER

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (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 at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published June 2026.



FALCONER

PROPERTY CONSULTANTS

**VIEWINGS
AND
FURTHER
INFORMATION**

Strictly by appointment through the Sole Agent:

SANDY FALCONER

BSc (Hons) MSc MRICS

 **STIRLING: 01786 234 000**

 **PERTH: 01738 230 200**

 **EMAIL: info@falconerproperty.co.uk**

www.falconerproperty.co.uk