

## RETAIL UNIT

- > RENTAL - £25,000 PA
- > AREA – 523.61 SQM (5,636 SQFT)
- > CITY CENTRE
- > SUITABLE FOR ALTERNATIVE USES  
SUBJECT TO PLANNING
- > CURRENT OCCUPIERS INCLUDE:



TO LET

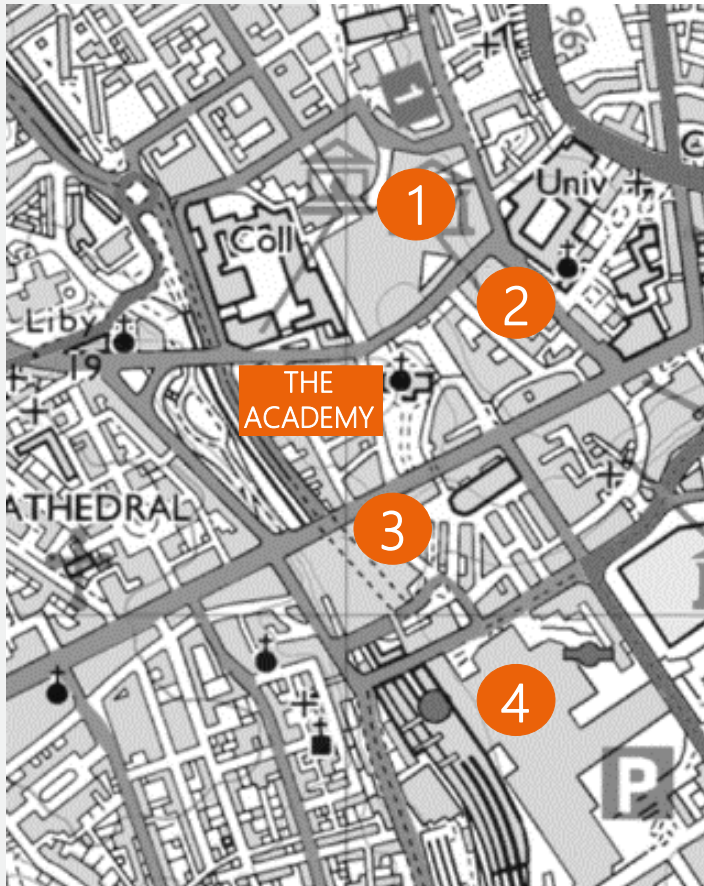
## LSU2, THE ACADEMY, BELMONT STREET, ABERDEEN, AB10 1LB

**CONTACT:** James Morrison, [james.morrison@shepherd.co.uk](mailto:james.morrison@shepherd.co.uk) | Shona Boyd, [Shona.boyd@shepherd.co.uk](mailto:Shona.boyd@shepherd.co.uk) 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)  
Derren McRae, [Derren.McRae@cbre.com](mailto:Derren.McRae@cbre.com) | Dominic Millar, [Dominic.millar@cbre.com](mailto:Dominic.millar@cbre.com) 01224 219000 [www.cbre.co.uk](http://www.cbre.co.uk)



**LOCATION**

The Academy is situated within the prime retail core of Aberdeen City Centre and is just a short walking distance of both Bon Accord Centre and Union Street, the cities principle commercial thoroughfare. The centre is bounded by Little Belmont Street, Belmont Street, Schoolhill and Back Wynd.



- 1
Bon Accord Centre
- 2
Marischal Square
- 3
Trinity Centre
- 4
Union Square



**DESCRIPTION**

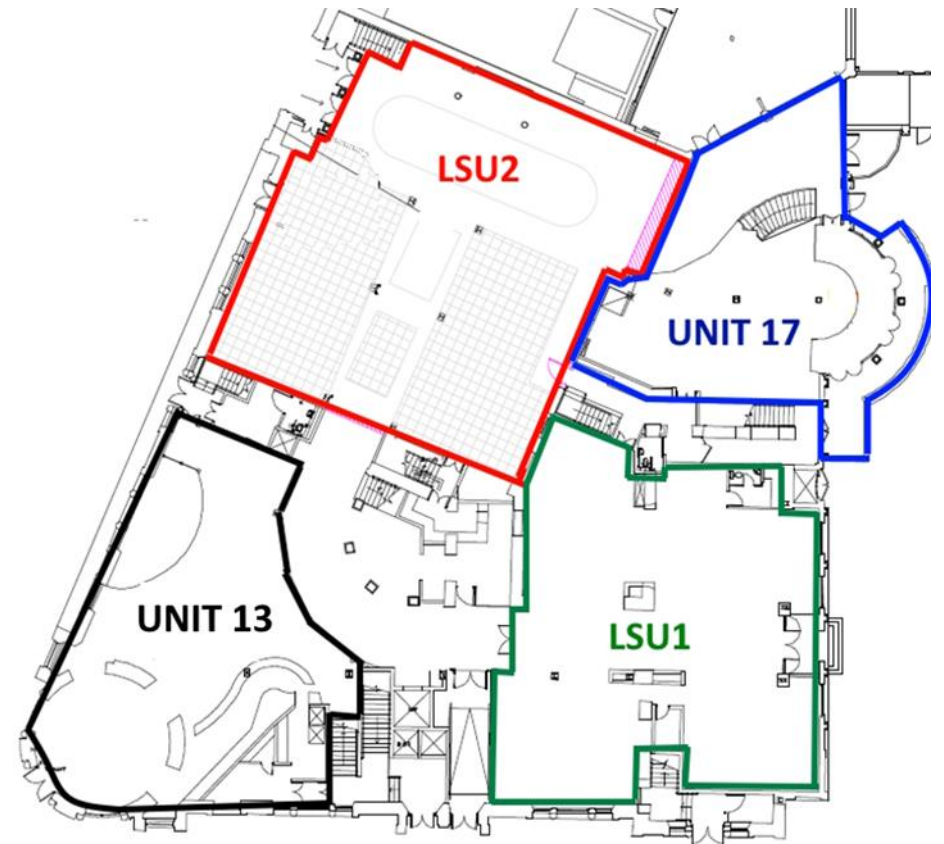
The Academy comprises of 70,000 sq.ft (6,503 sq.m) with its primary use being a leisure destination within the City Centre. The Academy benefits from a striking façade providing a pleasurable leisure environment with the benefit of a central court yard.

The subjects are accessed via the former main entrance to the Centre which fronts Schoolhill and as such benefits from a high level of passing trade.

Internally the unit is laid out to provide an open plan retail/leisure space with additional first floor retail/storage and associated staff welfare facilities.



**ENTRANCE TO LSU 2**



**INDICATIVE GROUND FLOOR LAYOUT**

## LSU2, THE ACADEMY, ABERDEEN, AB10 1LB



### PLANNING

The subjects currently have Class 1 consent however may be suitable for alternative uses subject to planning.

### RENTAL

£25,000 pa

As is standard practice it will be payable quarterly in advance.

### RATING

The subjects are will be required to be reassessed upon occupation. Indicative

### VAT

All figures quoted are exclusive of VAT at the prevailing rate.

### ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC Rating of F.

Further information and a recommendation report are available to seriously interested parties upon request.

### SERVICE CHARGE

A service charge is applicable for the maintenance and upkeep of the common areas of the Academy. Further details of this can be made available to interested parties upon request.

### ACCOMMODATION

	SqM	SqFt
Ground Floor – Retail	351	3,778
First Floor – Retail, staff & storage	172.61	1,858
<b>Total</b>	<b>523.61</b>	<b>5,636</b>

The abovementioned areas have been calculated in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.



**For further information or viewing arrangements please contact the joint agents:**

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN – 01224 202 800  
**James Morrison**, [james.morrison@shepherd.co.uk](mailto:james.morrison@shepherd.co.uk), **Shona Boyd**, [Shona.boyd@shepherd.co.uk](mailto:Shona.boyd@shepherd.co.uk) 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)  
**Derren McRae**, [Derren.McRae@cbre.com](mailto:Derren.McRae@cbre.com) | **Dominic Millar**, [Dominic.millar@cbre.com](mailto:Dominic.millar@cbre.com) 01224 219000 [www.cbre.co.uk](http://www.cbre.co.uk)

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