

TO LET

Restaurant Premises

Class 3 (Food & Drink) consent
with up to 50 covers

Suitable for alternative uses
under Class 1A consent (Retail
and Professional Service)

Size: 106.92 SQM (1,151 SQFT)

100% rates relief available for
qualifying occupiers

Rental: £10,000 per
annum



WHAT 3 WORDS

9A LITTLE BELMONT STREET ABERDEEN AB10 1JG

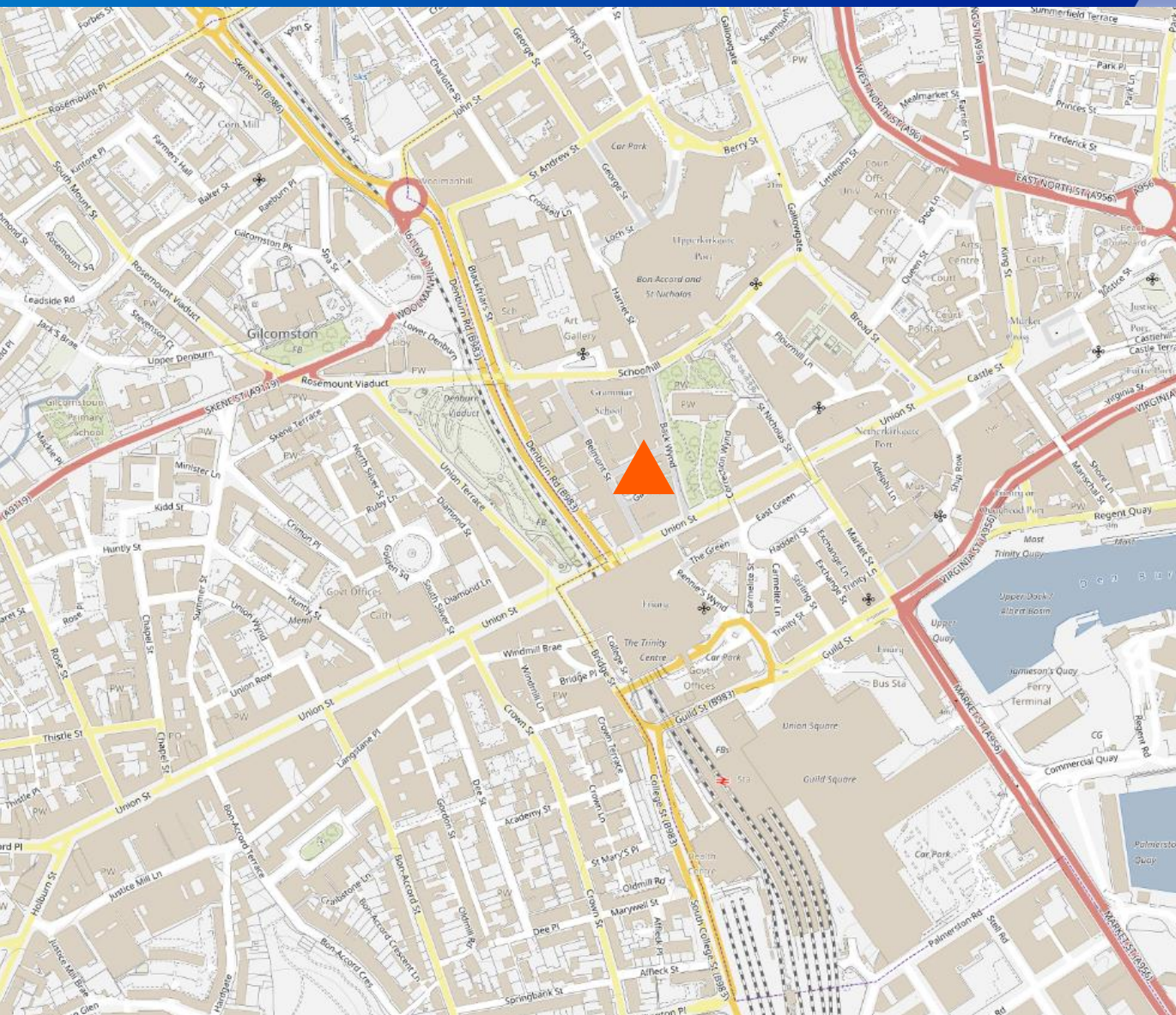
CONTACT: **Melanie Grant**, melanie.grant@shepherd.co.uk | 01224 202800 | shepherd.co.uk





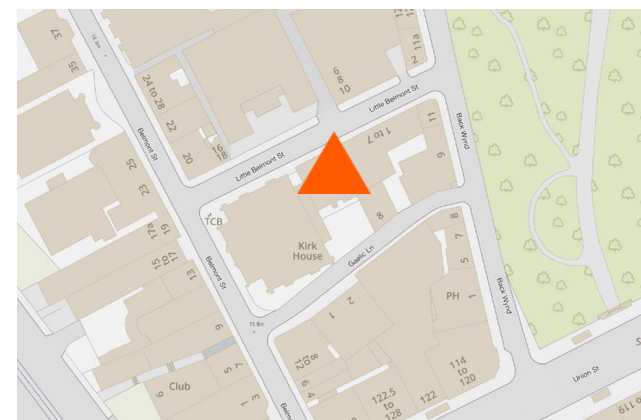
Location

9A LITTLE BELMONT STREET, ABERDEEN,
AB10 1JG



The subjects are located within the heart of Aberdeen city centre and within the main central shopping area. The premises can be found on the south side of Little Belmont Street, benefitting from being just a short distance from Aberdeen's Union Street.

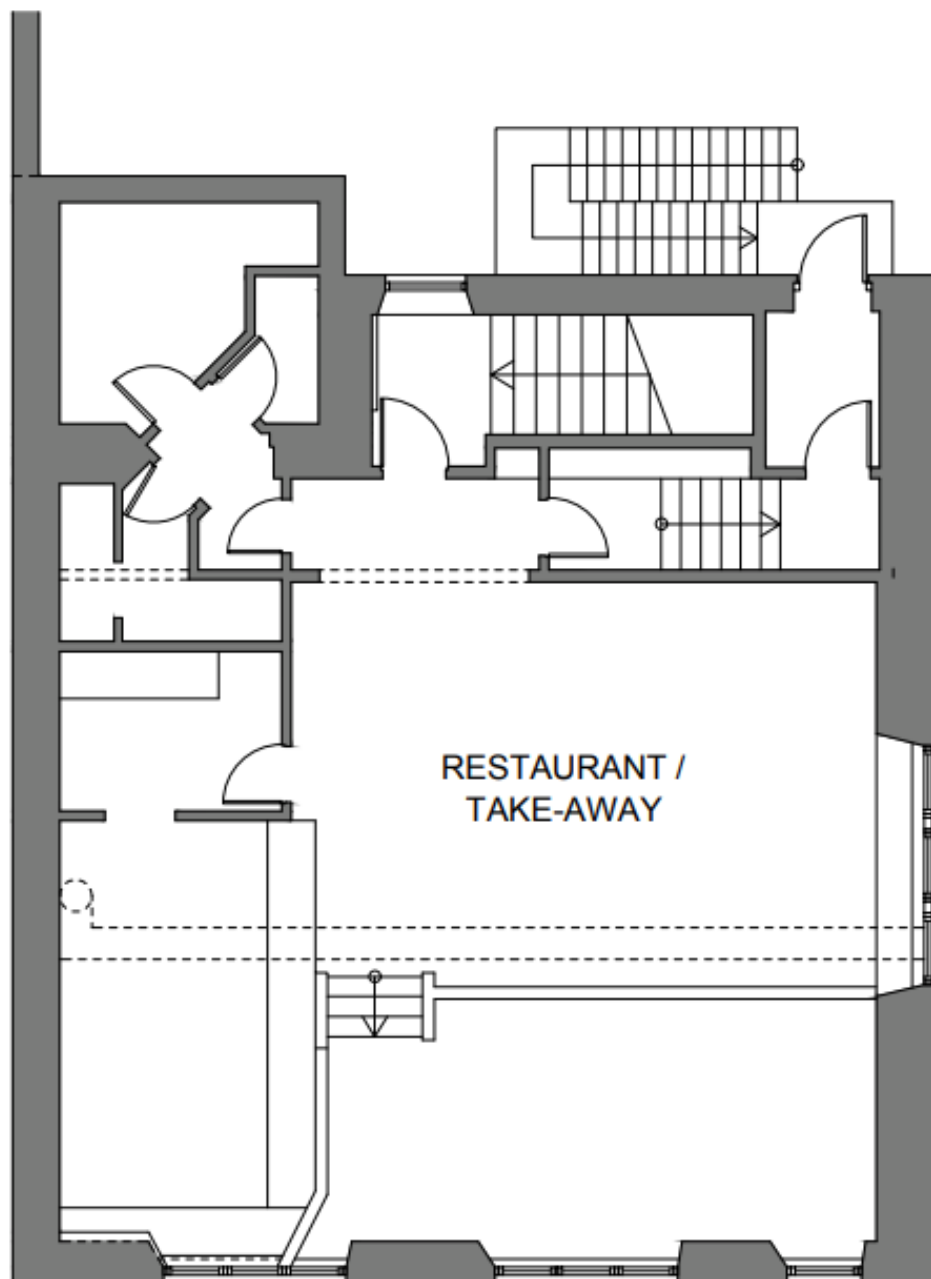
The area is generally mixed use in nature with surrounding occupiers including national and local retailers such as Cup, Nando's, Revolution, and Poldinos.



Restaurant Premises within
City Centre



FIND ON GOOGLE MAPS





Description

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AB10 1JG



The subjects comprise a first-floor restaurant forming part of a two storey end terraced property of solid granite stonework construction pointed externally with the roof over being framed, pitched and clad with slate.

Internally the property has been laid out to provide a restaurant with approximately 50 covers and a kitchen area with associated customer facilities. The flooring is of a suspended timber design with the walls and ceilings being plasterboard and have been painted or lined in wallpaper. Artificial lighting is provided by fixed ceiling and pendant light fittings whilst natural lighting is provided by a number of single glazed timber framed windows. Space heating is by way of wall mounted radiators which is served by a gas boiler.

Accommodation

	m ²	ft ²
Total	106.92	1,151

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Current Use / Alternative Use

The subjects are currently fitted as a restaurant and is therefore assumed to be permitted for Class 3 (Restaurant) use as per the Town and Country Planning (Scotland) Act 1997 (as amended).

The premises would be suitable for continued use as a restaurant, however, would also hold unrestricted for uses falling under Class 1A (Retail and Professional Services).

Rental

£10,000 per annum exclusive of VAT and payable quarterly in advance.

Lease Terms

The premises are available on the basis of a new lease of negotiable duration under Full Repairing and Insuring Terms.

Rateable Value

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as £9,800 per annum.

100% Rates Relief is available to qualifying occupiers with further information available on request.

Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of G.

Further information and a recommendation report is available to seriously interested parties on request.

VAT

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

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Melanie Grant

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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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