

UP TO 18 MONTHS RENT FREE

SUBJECT TO COVENANT & LEASE DURATION

TO LET



Leisure & Retail Opportunities

City Centre Location

LSU1 – 353 sqm (3,800 sqft)
Rental - £13,000 per annum

LSU2 – 524 sqm (5,640 sqft)
Rental - £17,500 per annum

Potential for units to be combined



WHAT 3 WORDS

THE ACADEMY, BELMONT STREET, ABERDEEN, AB12 1LB

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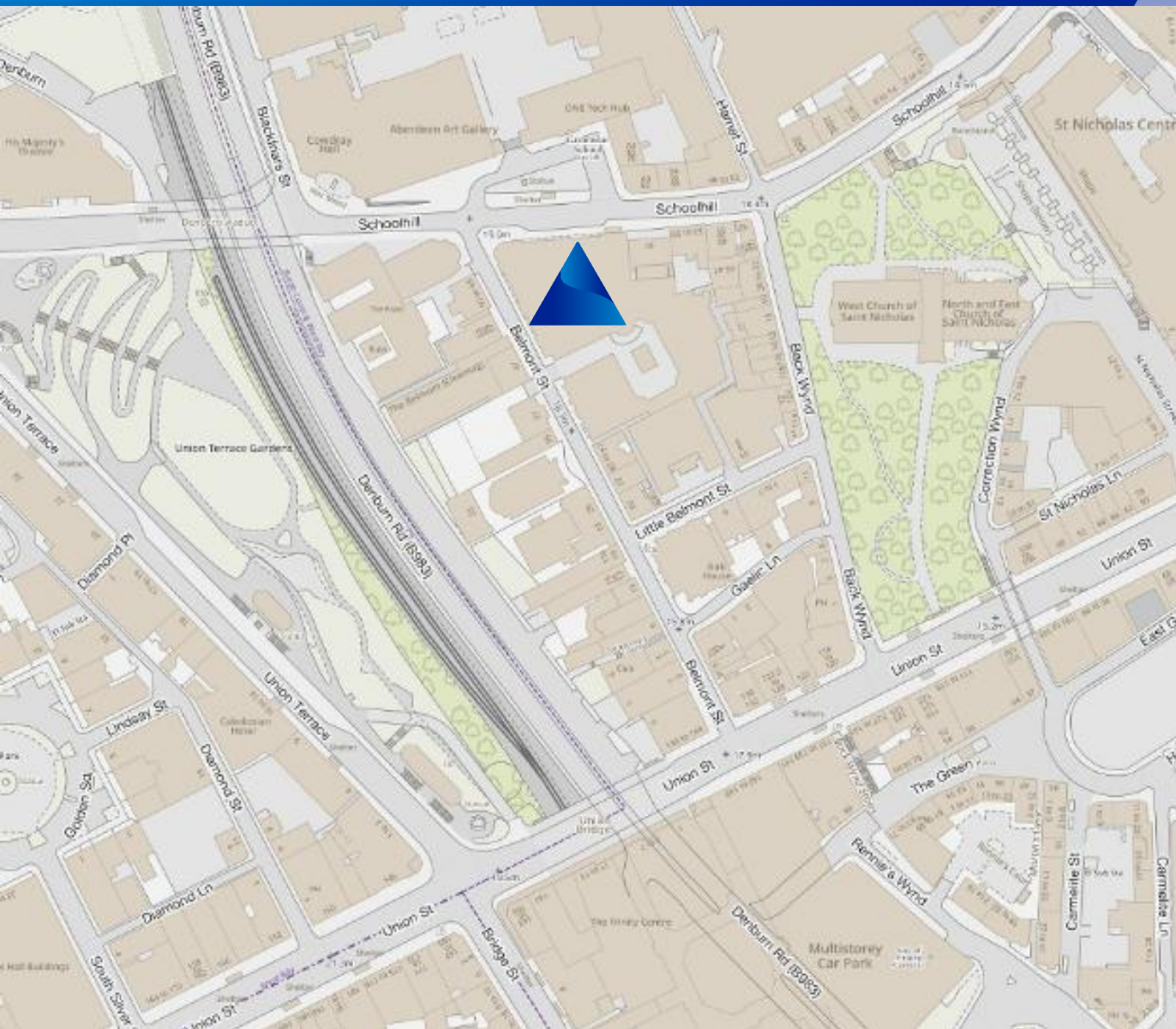
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Location

THE ACADEMY, BELMONT STREET
ABERDEEN, AB10 1LB



Aberdeen is Scotland's third largest city, with a population of approximately 220,000 and a region catchment of around 50,000 people. The city is the main administrative and financial centre for the North East of Scotland, as well as being widely recognized as the Energy Capital of Europe.

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.

Current Occupiers

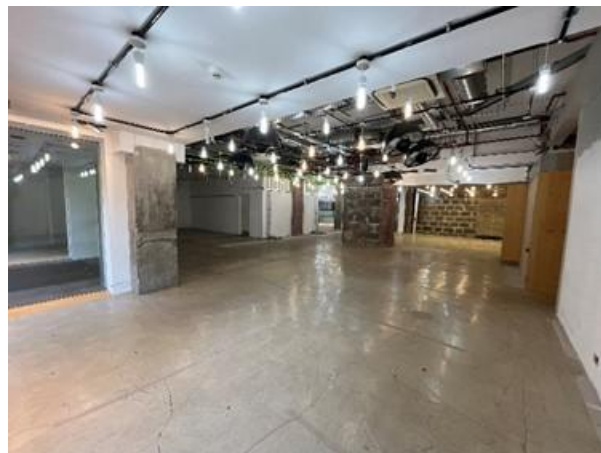


City Centre
Leisure & Retail Opportunities



FIND ON GOOGLE MAPS





Description

The subjects are located at the main Courtyard Entrance of the Centre and benefit from a frontage onto Belmont Street.. Access to the property is via a recessed fully glazed pedestrian door accessed directly off the Courtyard.

Internally at ground floor, the unit is laid out to provide an open plan retail/leisure space with associated staff welfare facilities.

The property benefits from large display windows along the south and west elevations.

Rental

£13,000 per annum.

Service Charge

Capped at £8,000pa with yearly RPI uplifts

Rating

The subjects are currently entered in the Valuation Roll at a Rateable Value of £30,250 per annum.

An incoming occupier would have the opportunity to appeal this figure.

Accommodation

	M ²	ft ²
Ground Floor	353	3,800

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



Description

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.

Rental

£17,500 per annum.

Service Charge

Capped at £12,000pa with yearly RPI uplifts

Rating

The subjects will be required to be reassessed upon occupation.

Accommodation

	m ²	ft ²
Ground Floor – Retail	351	3,778
First Floor – Retail, Staff & Storage	173	1,862
TOTAL	524	5,640

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



Lease Terms

The units are available on the basis of a new lease of negotiable duration.

Any leases in excess of 5 years will be subject to upward only rent review provisions.

Energy Performance Certificate

Available 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.

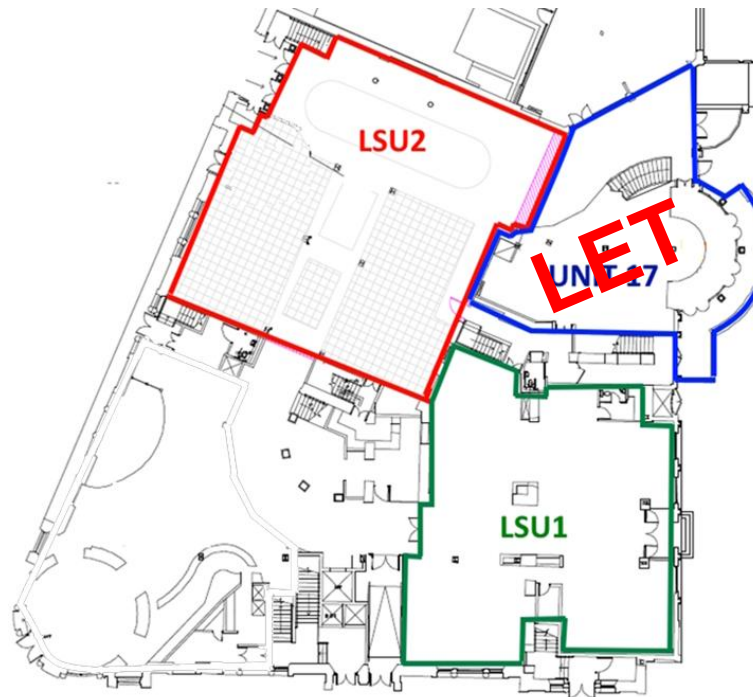
VAT

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 tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.



Indicative Ground Floor Layout

Get in Touch

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



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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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