

# TO LET



## Prominent City Centre Retail Unit

Aberdeen, 8 Schoolhill, AB10 1JX

Net Internal Area: 108.64 sq m (1,190 sq ft)

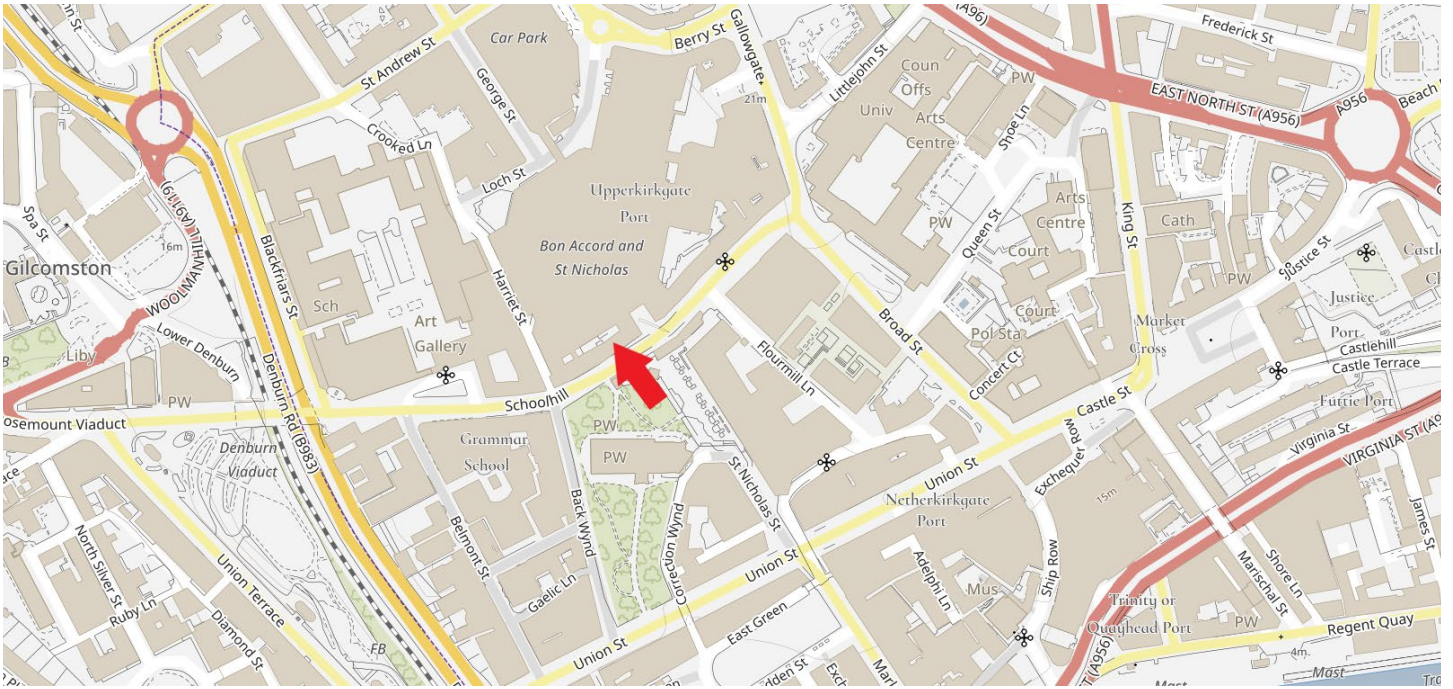
- City Centre Location
- Close to Bon Accord & St Nicholas Shopping Centres
- Offers over £27,500 per annum



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### LOCATION

Aberdeen is the main retail and commercial centre for North East Scotland and has a catchment of approximately 500,000.

The property is located on the north side of Schoolhill, close to the entrances of the Bon Accord & St Nicholas Shopping Centres. Nearby occupiers include Sainsburys, Boots and Bank of Scotland.

The exact location can be seen on the above plan.

### DESCRIPTION

The subjects comprise a ground floor and basement retail unit forming part of a 3 storey, attic and basement building of granite construction under a pitched and slated roof. The property benefits from a large glazed frontage. The upper floors of the building are in the process of being converted to residential use.

Internally the shop has most recently been used as a hairdressers but is considered suitable for a variety of different uses. The ground floor comprises the main sales area with single wc to the rear. At basement level there is further sales space together with a staffroom and wc. The property has gas fired central heating.

### FLOOR AREAS

The subjects provide the following net internal floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Ground Floor	50.89 sq m	(568 sq ft)
Basement	57.75 sq m	(622 sq ft)
Total	108.64 sq m	(1,190 sq ft)

### RENT

Offers over £27,500 per annum.

### VAT

Any rent quoted is exclusive of VAT which may be applicable.

### RATING ASSESSMENT

The rateable value will require to be re-assessed on occupation

The Uniform Business Rate for the year 2023/2024 is 49.8p in the £. Water and waste water rates are also payable.

The ingoing occupier may qualify for some relief through the Small Business Bonus Scheme.

### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of A.

Full documentation is available upon request.

### ENTRY

On conclusion of all legalities.

### LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The ingoing occupier will be responsible for payment of LBTT and registration dues if applicable.

### OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

## Contact

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