

TO LET



Prominent City Centre Retail Unit

Aberdeen, 8 Schoolhill, AB10 1JX

Net Internal Area: 109.32 sq m (1,177 sq ft)

- City Centre Location
- Close to Bon Accord & St Nicholas Shopping Centres
- Offers over £20,000 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	51.67 sq m (556 sq ft)
Basement	57.65 sq m (621 sq ft)
Total	109.32 sq m (1,177 sq ft)

RENT

Offers over £20,000 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 2026/2027 is 48.1p 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.

ANTI-MONEY LAUNDERING

In accordance with AML regulations, any tenant will be required to provide proof of identity, address and source of funds once an offer is accepted.

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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