

VIDEO TOUR

RETAIL UNIT

- > RENTAL - £47,500 PER ANNUM
- > AREA - 353 SQM (3,800 SQFT)
- > CITY CENTRE
- > SUITABLE FOR ALTERNATIVE USES SUBJECT TO PLANNING
- > CURRENT OCCUPIERS INCLUDE:



TO LET

LSU1, THE ACADEMY, BELMONT STREET, ABERDEEN, AB10 1LB

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DESCRIPTION

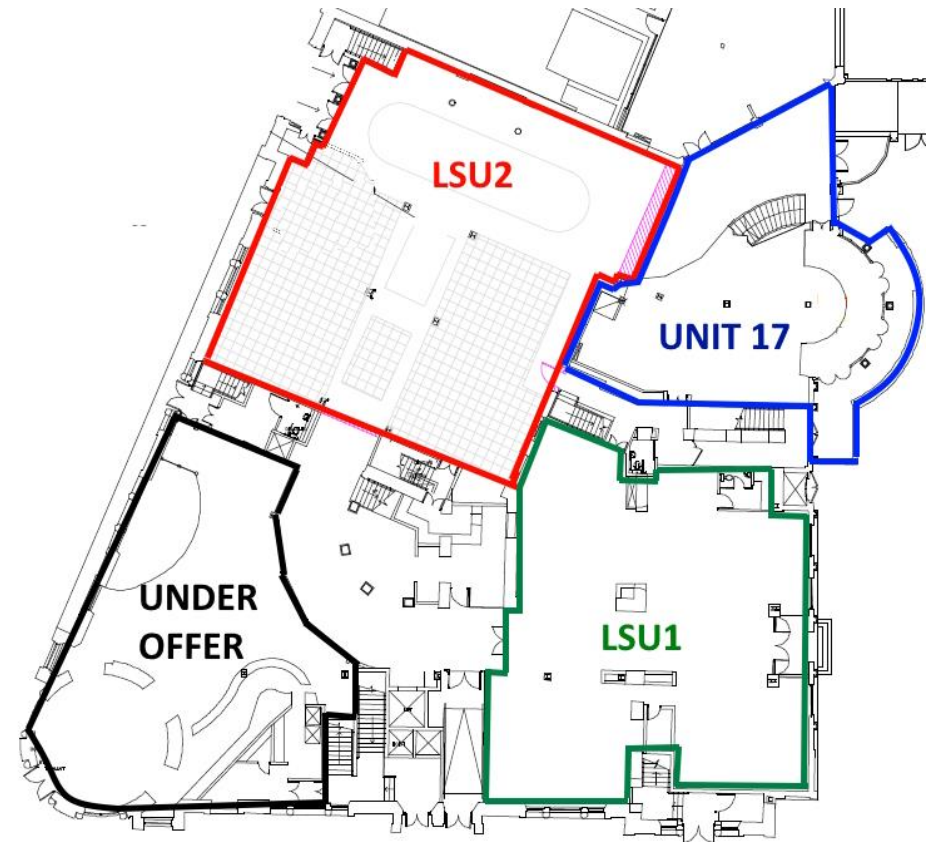
The Academy comprises of 70,000 sq.ft (6,503 sq.m) with its primary use being a leisure destination within the City Centre. The Academy benefits from a striking façade providing a pleasurable leisure environment with the benefit of a central court yard.

The subjects are 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 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.



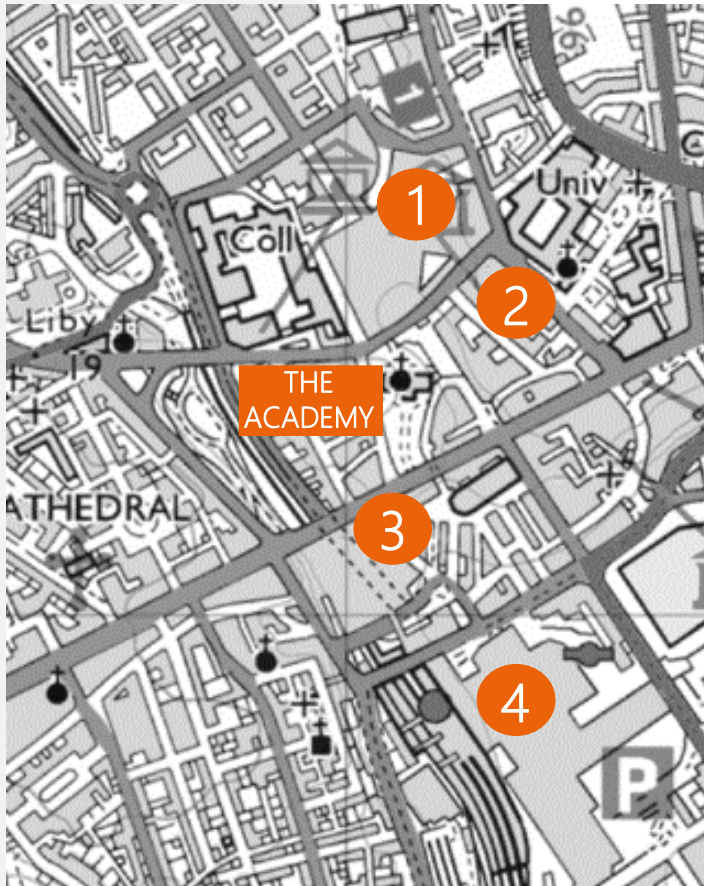
ENTRANCE TO LSU 1



INDICATIVE GROUND FLOOR LAYOUT

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



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PLANNING

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

RENTAL

A rental of £47,500 per annum is sought.

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

RATING

The subjects are currently entered into the Valuation Roll at a Rateable Value of £56,500. however from 1st April 2023, the proposed Rateable Value will be £30,250.

We would point out that an incoming occupier would have the opportunity to appeal this rateable value.

VAT

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

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC Rating of 'G'.

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

ACCOMMODATION

SqM

SqFt

Ground Floor – Retail

353

3,800

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

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.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN – 01224 202 800

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