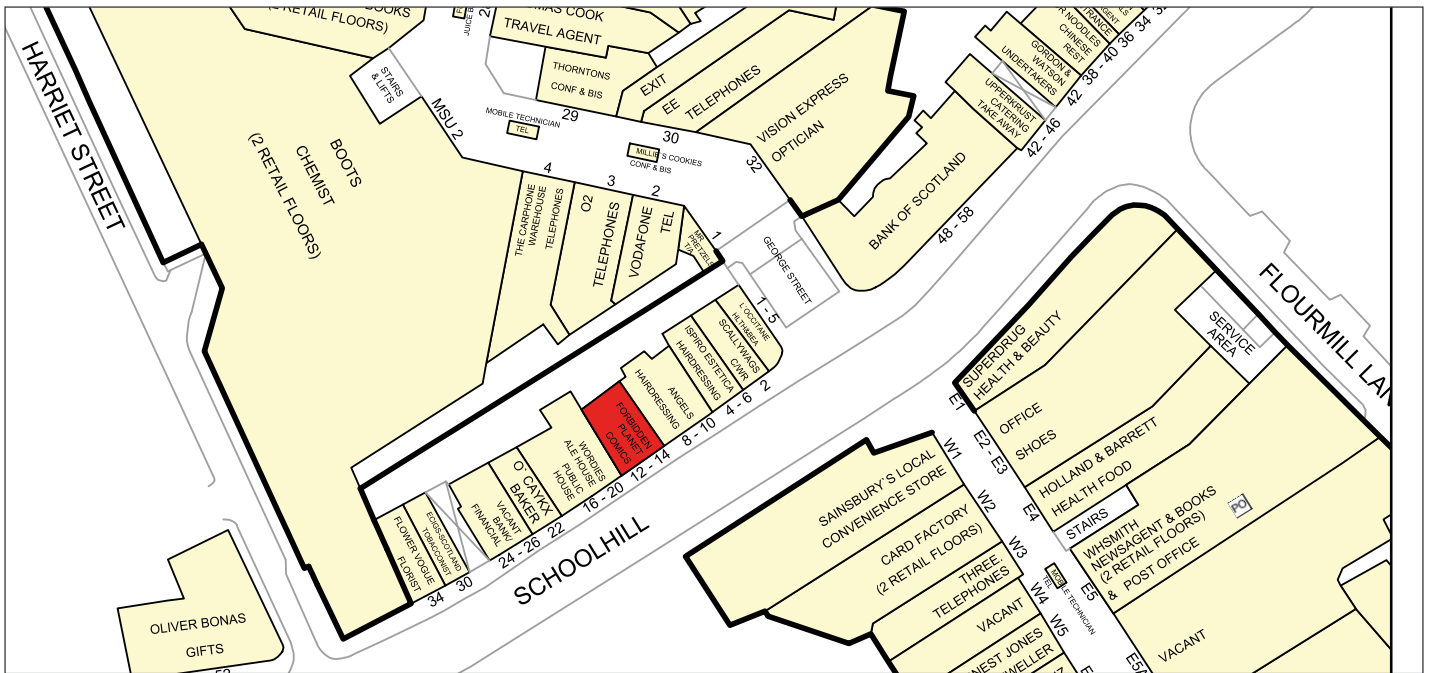




## 12 Schoolhill, Aberdeen, AB10 1JX

- Extensive Ground and First Floor retail unit
- NIA — 141.20 sq.m (1,520 sq.ft) approx.
- Close proximity to Bon Accord and St Nicholas Shopping Centres
- Large retail display windows
- Immediate entry



## LOCATION

The subjects are located on Schoolhill, a prime retail thoroughfare within the heart of Aberdeen City Centre. The subjects are situated close to Bon Accord and St Nicholas Shopping Centres and The Academy, with The Trinity Mall and Union Square within a short walking distance. The area benefits from a wide variety of retail, leisure and professional services, with a number of student, hotel and office developments underway or recently completed.

Other occupiers in close proximity include Boots, Oliver Bonas, Sainsbury's Local and Bank of Scotland.

An exact location of the property is highlighted on the plan above.

## DESCRIPTION

The subjects form the ground and first floor of a three-storey, basement and attic, mid-terraced tenement building of traditional granite block construction under a pitched and slated roof.

The retail unit benefits from a recessed glazed entrance door, two full width display windows fronting Schoolhill, with signage above. In addition to the main retail areas, there is a storage area together with kitchenette and W.C. located on the first floor. Internal finishes include plastered and painted walls with timber floors covered by carpet. Artificial lighting is provided by a mixture of recessed and ceiling mounted fluorescent lighting and heating is by way of electric panel heating.

## FLOOR AREAS

We calculate the following approximate Net Internal floor Areas (NIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

|              | Sq. m.        | Sq. ft.      |
|--------------|---------------|--------------|
| Ground Floor | 47.95         | 516          |
| First floor  | 93.25         | 1,004        |
| <b>Total</b> | <b>141.20</b> | <b>1,520</b> |

## RATING

The premises are currently entered in the Valuation Roll with a Rateable Value of £33,500 effective from 1 April 2017. The Rate Poundage for 2019/20 is £0.49.

## LEASE TERMS

The subjects are available on the basis of a Full Repairing and Insuring lease on terms to be agreed. Any medium or long term lease will incorporate periodic rent reviews.

## RENT

£28,000 per annum.

## VAT

Note VAT is not applicable on the Annual Rent.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of 'G'.

## ENTRY

Immediate, upon completion of legal formalities.

## LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate.

## VIEWINGS & OFFERS

By prior arrangement with the sole letting agents, to whom all formal offers should be submitted in Scottish legal form.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

To arrange a viewing please contact:



**Emma Gilbert**

Surveyor

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01224 218157



**Sara Mathieson**

Senior Surveyor

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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: May 2019