

TO LET

PROMINENT RETAIL UNIT

CBRE



UNIT 13, THE ACADEMY, ABERDEEN, AB10 1LB

- RENTAL £70,000 PER ANNUM
- GROSS INTERNAL AREA 796.09M² (8,569FT²)
- OVER BASEMENT, GROUND AND FIRST FLOOR LEVELS
- POTENTIAL TO SUB DIVIDE
- SUITABLE FOR LEISURE USES SUBJECT TO PLANNING

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 Shopping centre and Union Street, the cities principle commercial thoroughfare. The centre is bounded by Little Belmont Street, Belmont Street, Schoolhill and Back Wynd. Occupiers within the centre include Costa, Nandos and Revolucion De Cuba.

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 benefit from frontage onto Belmont Street and Schoolhill with a corner entrance provided by a pedestrian timber double door. The ground floor retail area has a mixture of flooring finishes with painted lath and plaster/plasterboard walls and ceilings. Natural light at ground floor level is provided by timber framed windows with artificial lighting being provided by pendant light fitments. An internal staircase towards the front of the unit leads to the first floor area which features a mezzanine over the main entrance and is laid out to provide additional retail space. The floor is timber throughout with painted plasterboard/ lath and plaster walls and ceilings. Also located within the first floor area is an office and a kitchen. Furthermore a staff area is included along with male and female w.c’s.

PLANNING:

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

FLOOR AREA:

The subjects provide the following accommodation:-

FLOOR	ACCOMMODATION	M²	FT²
Basement	Storage	95.23	1,025
GF	Retail Area	273.60	2,945
FF	Retail area, toilets, kitchen, office	427.26	4,599
Total		796.09	8,569

The foregoing areas have been calculated on a gross internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

RENTAL:

A rental of £70,000 per annum is sought. As this 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 £54,000.

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



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 bear their own costs in relation to the transaction. The ingoing tenant will be responsible for any LBTT and Registration dues if applicable.

ENTRY DATE:

Upon conclusion of Legal Missives.

ENERGY PERFORMANCE CERTIFICATE:

The subjects currently have an EPC Rating of ‘F’.

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

VIEWING:

For further information or viewing arrangements please contact the agents:

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Contact: James Morrison
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