



TO LET

RETAIL UNIT

Unit 14 The Academy, Belmont Street, Aberdeen, AB10 1LB

NIA: 91.76 sq m (988 sq ft)

Passing Rent: £20,000 pa

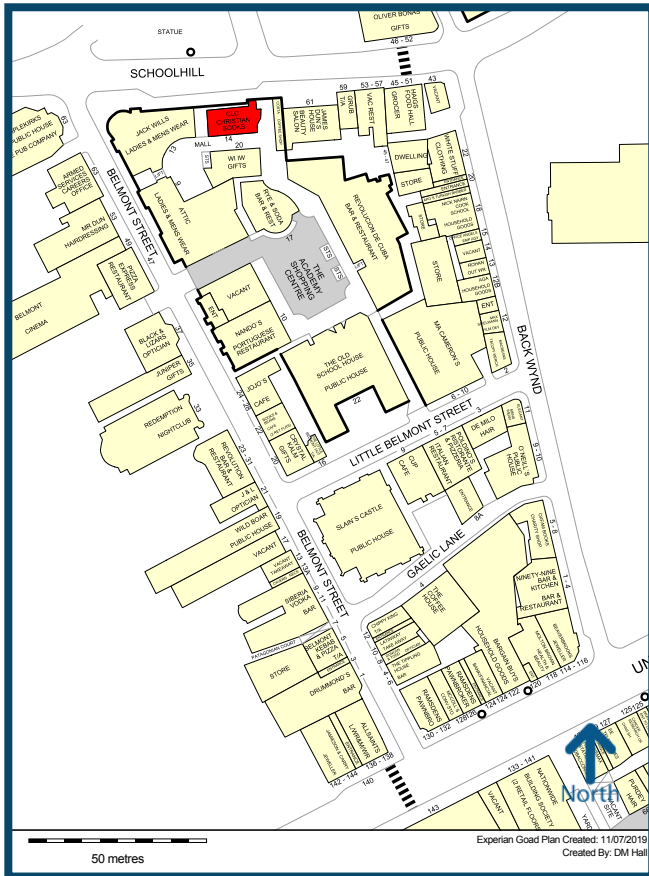
Prominent Shopping Centre Location

LOCATION

The property is located within The Academy Shopping centre, situated on the corner of Belmont Street and Schoolhill, a short distance from Union Street, Aberdeen's main commercial thoroughfare. It also lies in close proximity to the Bon Accord Centre and St Nicholas Centre.



The exact location of the property is shown on the plan below:



DESCRIPTION

The property comprises a well presented ground floor retail unit located within The Academy Shopping Centre.

Internally, the unit is currently fitted out as a bookstore with good open plan retail space, with an office and storeroom located to the rear.

Toilet facilities are provided within the main shopping centre.

FLOOR AREAS

The property provides the following accommodation measured on a net internal basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Ground Floor: 91.76 sq m (988 sq ft)

RATING ASSESSMENT

We understand from the Scottish Assessors that the subjects have a rateable value of £27,250 with effect from 1st April 2017.

The Uniform Business Rate for the year 2019/2020 is 49p. Water and waste water charges are also payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of "F".

Further information is available on request.

RENT

Passing rent £20,000 pa, exclusive of VAT.

LEASE TERMS

The property is held on a Full Repairing and Insuring lease, limited by way of a Schedule of Condition, which runs until 1st June 2027. There is an option to break in years 5 and 8, upon 6 months prior written notice with a rent review due 31st May 2022.

There is also a service charge payable of £5,000 pa. Further information can be provided on request.

ENTRY

On conclusion of missives

VAT

All rents are quoted exclusive of VAT.

LEGAL COSTS

Each party will bear their own costs in relation to the transaction. The tenant will be liable to pay any LBTT and registration dues.

OFFERS / VIEWING

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

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