



RARELY AVAILABLE CHARACTER BUILDING WITHIN ABERDEEN CITY CENTRE - CONSIDERED SUITABLE FOR MANY USES INCLUDING RETAIL, FOOD & BEVERAGE AND HEALTH & BEAUTY

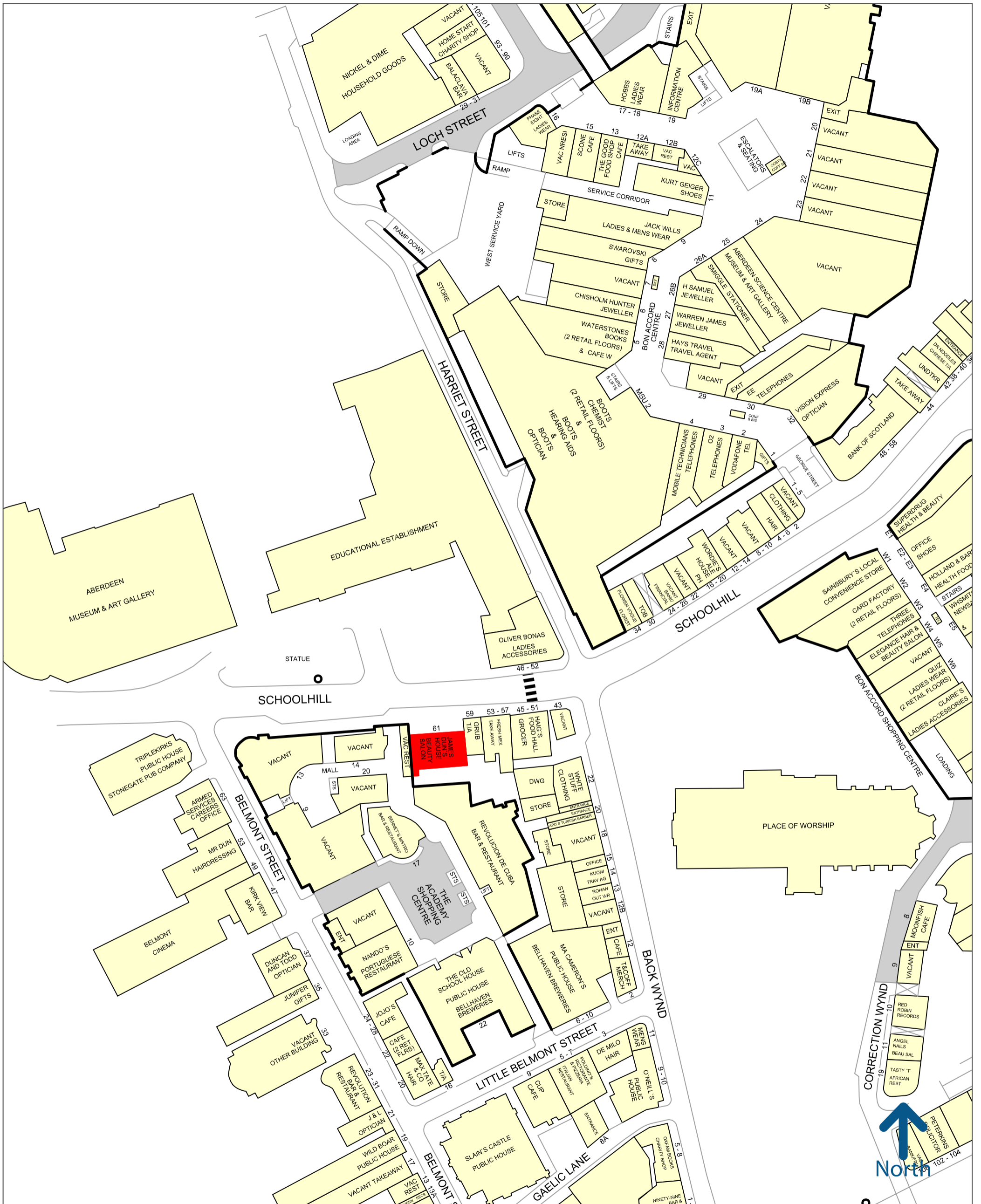


TO LET
JAMES DUN'S HOUSE

61 Schoolhill, Aberdeen, AB10 1JX | 404.13 sq.m (4,350 sq.ft)

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK



50 metres

Experian Goad Plan Created: 17/05/2023

Created By: F G Burnett



Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



**RARELY AVAILABLE CHARACTER BUILDING WITHIN ABERDEEN CITY CENTRE -
CONSIDERED SUITABLE FOR MANY USES INCLUDING RETAIL, FOOD & BEVERAGE AND
HEALTH & BEAUTY**

LOCATION

James Dun's House is located in the heart of Aberdeen City Centre, within close proximity to Bon Accord Shopping Centre, The Academy Shopping Centre, Aberdeen Art Gallery and Robert Gordon's College. In addition, surrounding occupiers include Oliver Bonas, White Stuff, Boots and Kuoni Travel. The property is located close to the Belmont Street area, popular with bars, restaurants and clubs.

DESCRIPTION

The subjects comprise a three-storey and lower level traditional stone building having a pitched slated roof. The property has considerable frontage to Schoolhill. A single storey extension has been added to the rear. There is scope for external seating to the front of the property subject to appropriate consents.

The accommodation comprises retail areas at ground and first floor together with more cellular accommodation at lower and second floor levels.

FLOOR AREAS

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate areas calculated on a Net Internal Area basis:-

Basement	68.10 sq.m	733 sq.ft
Ground Floor	174.75 sq.m	1,881 sq.ft
First Floor	105.54 sq.m	1,136 sq.ft
Second Floor	55.74 sq.m	600 sq.ft
Total	404.13 sq.m	4,350 sq.ft

RENT

Offers over £65000 per annum, exclusive of VAT.



RATEABLE VALUE

The rateable value for the property effective from 1st April 2023 is £50,000 per annum. The current rate poundage is 49.8p

RATES DETAIL

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

LEASE TERMS

Our clients will let the property on full repairing and insuring terms for a duration to be agreed. Any lease will include provision for upward only rent review at periodic intervals.

EPC

Available upon request.

LISTING/HERITAGE

The property is Category B listed and is located within the City Centre Conservation Area.

VAT

VAT will be payable in addition to rent at the standard rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any transactional property tax and registration dues applicable.

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

RICHARD NOBLE

t. 01224 597528

e. richard.noble@fgburnett.co.uk

FGBURNETT.CO.UK