



# THE ACADEMY

Belmont Street, Aberdeen

Premium retail & leisure destination  
Various letting opportunities







## THE ACADEMY

### Location

Aberdeen is Scotland's third largest city, with a population of approximately 230,000 and a regional catchment of around 500,000 people. By 2035 the population of Aberdeen City is projected to be over 271,000, an increase of approximately 20%.

The city is the main administrative and financial centre for Aberdeen City and Aberdeenshire, as well as being widely recognised as the energy capital of Europe and home of the UK's Oil & Gas industry. The subjects form part of The Academy Centre, which occupies a prominent location at the junction of Belmont Street and Schoolhill in the heart of Aberdeen City Centre, a short distance from Union Street and opposite Robert Gordon College. The Centre is situated close to Bon Accord and St Nicholas Shopping Centres, The Trinity Centre and Union Square. The area is well served with car parking with Loch Street and Harriet Street car parks within a 2 minute walk. The City Centre office core and main bus and railway stations are also within a 5 minute walk from the Centre.

A number of hotel and student developments have been, or are due to be, undertaken in close proximity to the Centre which will further enhance the footfall in the immediate area, which forms a well established leisure led destination. Occupiers within The Academy include; **Revolution de Cuba, Greene King, Jack Wills and Nandos.**

### Description

Formerly Aberdeen Academy School, the premises were extensively refurbished and restored in 1998 to create a retail, leisure and office complex providing circa 67,000 sq ft (6,224 sq m) of mixed use space with further reconfiguration undertaken more recently.

The original building fronting Belmont Street and Schoolhill dates from the 19th century with a striking granite façade incorporating original features, with the remainder of the Centre reconfigured around this providing 4 interlinked blocks around the central courtyard. This original block benefits from entrances via both Belmont Street and Schoolhill comprising a ground floor mall and retail space with lift and stair access to two floors of economic office space that has proved attractive to occupiers.

The southern block comprises an attractive Victorian stone building fronting Little Belmont Street and converted to The Old School Pub with upper floor ancillary and residential accommodation. The remaining two blocks face the inner courtyard and comprise reconfigured ground floor leisure space with 2 upper floors of office and ancillary space. Revolution De Cuba opened during 2016 following an extensive fit-out to provide a high quality and substantial bar.

Space to let is available in various configurations which the agents would be delighted to discuss in more detail.

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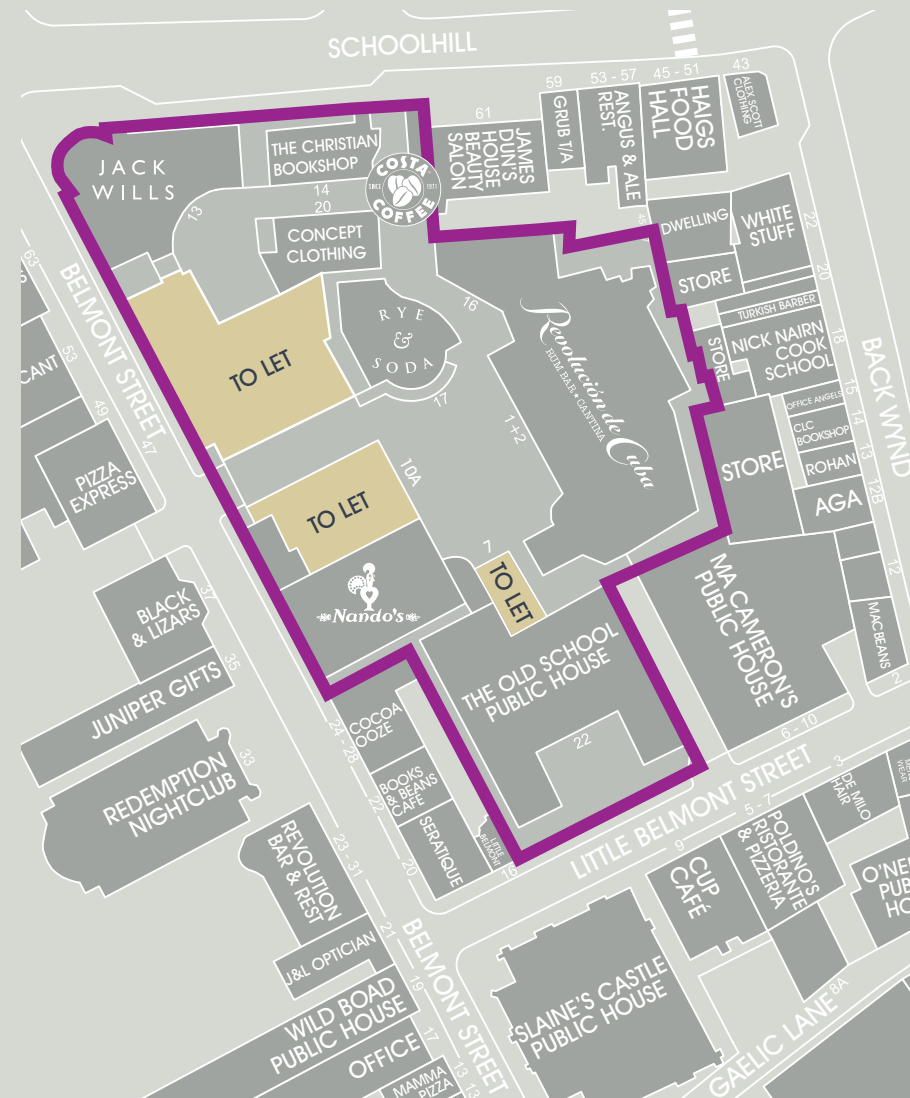
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## Accommodation

Available accommodation is described below. Further detail, including floorplans are available from the joint agents.

Address	Area (sq m)	Area (sq ft)	Rateable Value	Quoting Rent	Availability
Unit 7	66	707	TBC	£10,000	Immediate
Unit 10A	151	1,629	£29,750	£25,000	Immediate
Unit LSU1	353	3,800	£65,000	£65,000	Subject to VP



## Service Charge

Service charge information is available on request.

## Vat

The property is elected for VAT and as such VAT is payable on the rent.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## EPC

Available on request.

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JACK WILLS

Revolución de Cuba  
RUM BAR • CANTINA



RYE & SODA





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## Viewing & Further Information

For further information or to arrange a viewing, please contact the joint agents.

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**Rachael Doherty**

**James Morrison**  
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**CBRE**  
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**SHEPHERD**  
**COMMERCIAL**

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