

## RETAIL UNIT

- > RENT UPON APPLICATION
- > AREA - 353 SQM (3,800 SQFT)
- > CITY CENTRE
- > SUITABLE FOR ALTERNATIVE USES SUBJECT TO PLANNING
- > CURRENT OCCUPIERS INCLUDE:



TO LET

**LSU1, THE ACADEMY, BELMONT STREET, ABERDEEN, AB10 1LB**

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Alan Stewart | [alan@breckpc.co.uk](mailto:alan@breckpc.co.uk) | 0141 229 5494 | [breckpc.co.uk](http://breckpc.co.uk)

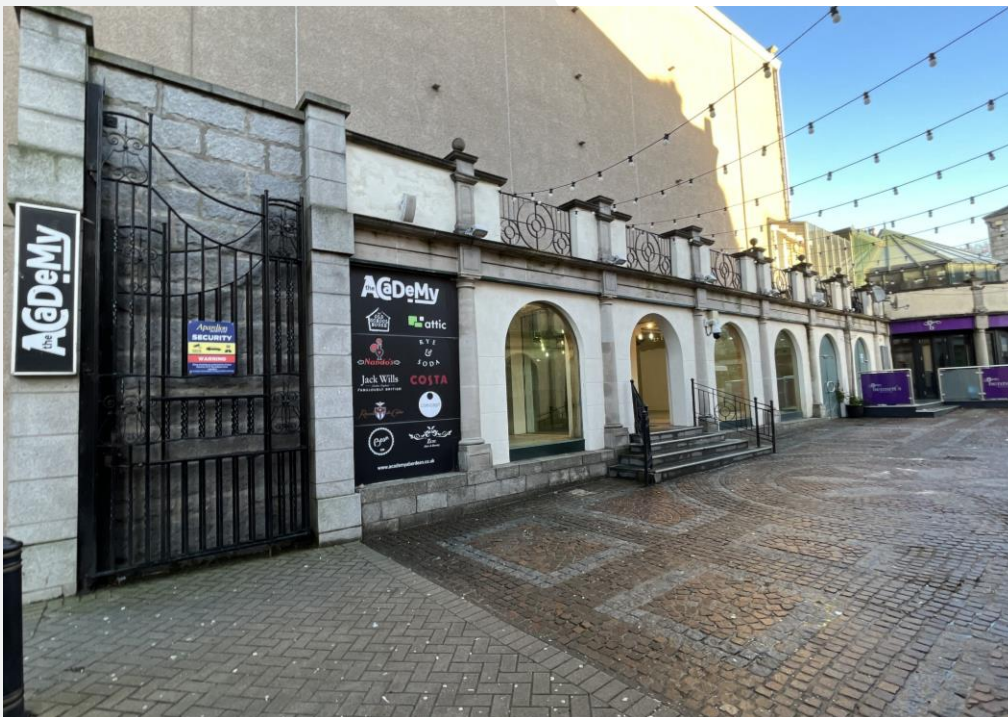


## DESCRIPTION

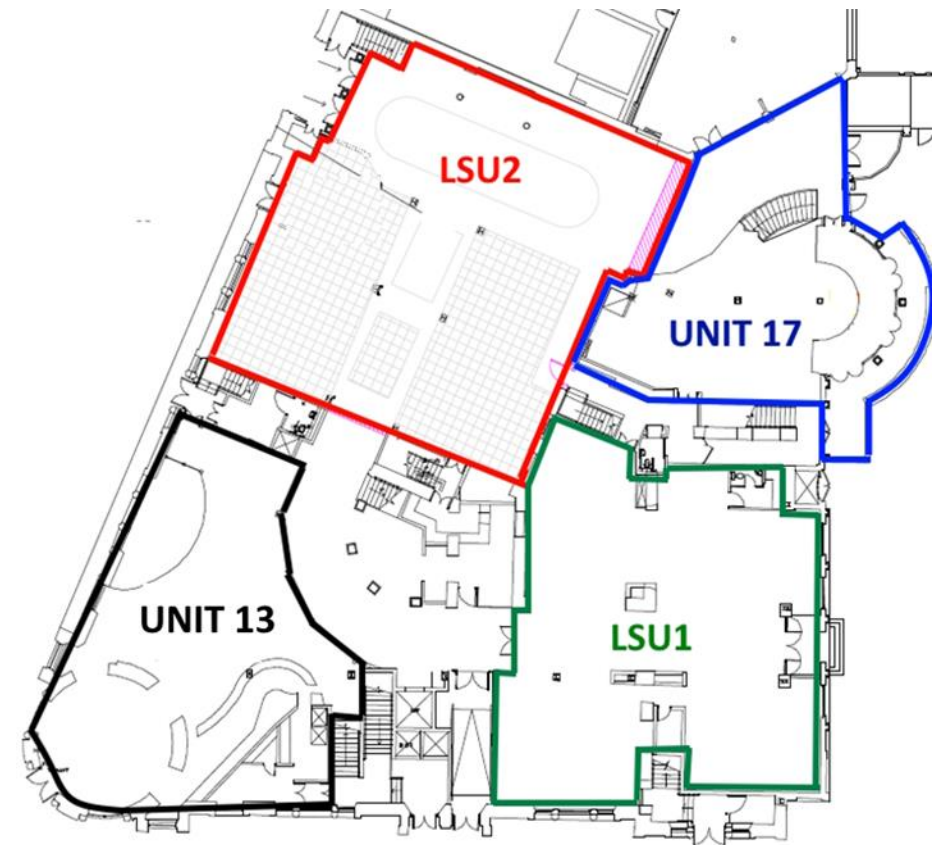
The Academy comprises of 70,000 sq.ft (6,503 sq.m) with its primary use being a leisure destination within the City Centre. The Academy benefits from a striking façade providing a pleasurable leisure environment with the benefit of a central courtyard.

The subjects are located at the main Courtyard Entrance of the Centre and benefit from a frontage onto Belmont Street. Access to the property is via a recessed fully glazed pedestrian door accessed directly off the Courtyard.

Internally the unit is laid out to provide an open plan retail/leisure space with associated staff welfare facilities. The property benefits from large display windows along the south and west elevations.



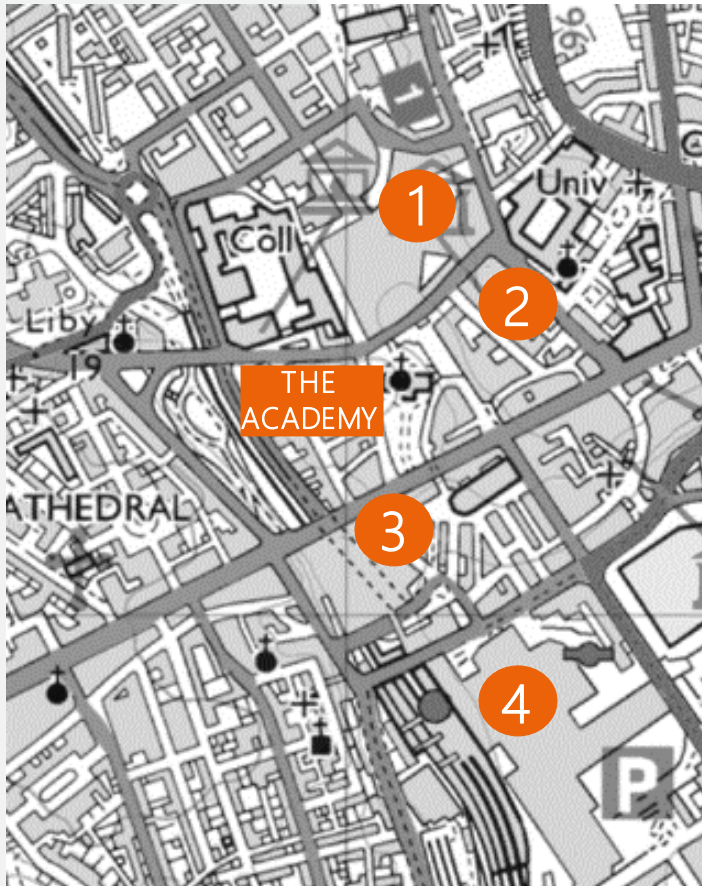
ENTRANCE TO LSU 1



INDICATIVE GROUND FLOOR LAYOUT

**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 Centre and Union Street, the cities principle commercial thoroughfare. The centre is bounded by Little Belmont Street, Belmont Street, Schoolhill and Back Wynd.



- 1 Bon Accord Centre
- 2 Marischal Square
- 3 Trinity Centre
- 4 Union Square



## LSU1, THE ACADEMY, ABERDEEN, AB10 1LB



### PLANNING

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

### RENTAL

Rental upon application.

As 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 £56,500. however from 1<sup>st</sup> April 2023, the proposed Rateable Value will be £30,250.

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

### VAT

All figures quoted are exclusive of VAT at the prevailing rate.

### ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC Rating of 'G'.

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

### ACCOMMODATION

SqM

SqFt

Ground Floor – Retail

353

3,800

The foregoing areas have been calculated in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

### 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.



**For further information or viewing arrangements please contact the joint agents:**

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN – 01224 202 800 **James Morrison** | [james.morrison@shepherd.co.uk](mailto:james.morrison@shepherd.co.uk)

**Breck PC**, 75 Bothwell Street, Glasgow, G2 6TS, 0141 229 5494 **Alan Stewart** | [alan@breckpc.co.uk](mailto:alan@breckpc.co.uk)

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