

## RETAIL UNIT

- > RENTAL UPON APPLICATION
- > AREA – 523.61 SQM (5,636 SQFT)
- > CITY CENTRE
- > SUITABLE FOR ALTERNATIVE USES  
SUBJECT TO PLANNING
- > CURRENT OCCUPIERS INCLUDE:



TO LET

**LSU2, THE ACADEMY, BELMONT STREET, ABERDEEN, AB10 1LB**

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**DESCRIPTION**

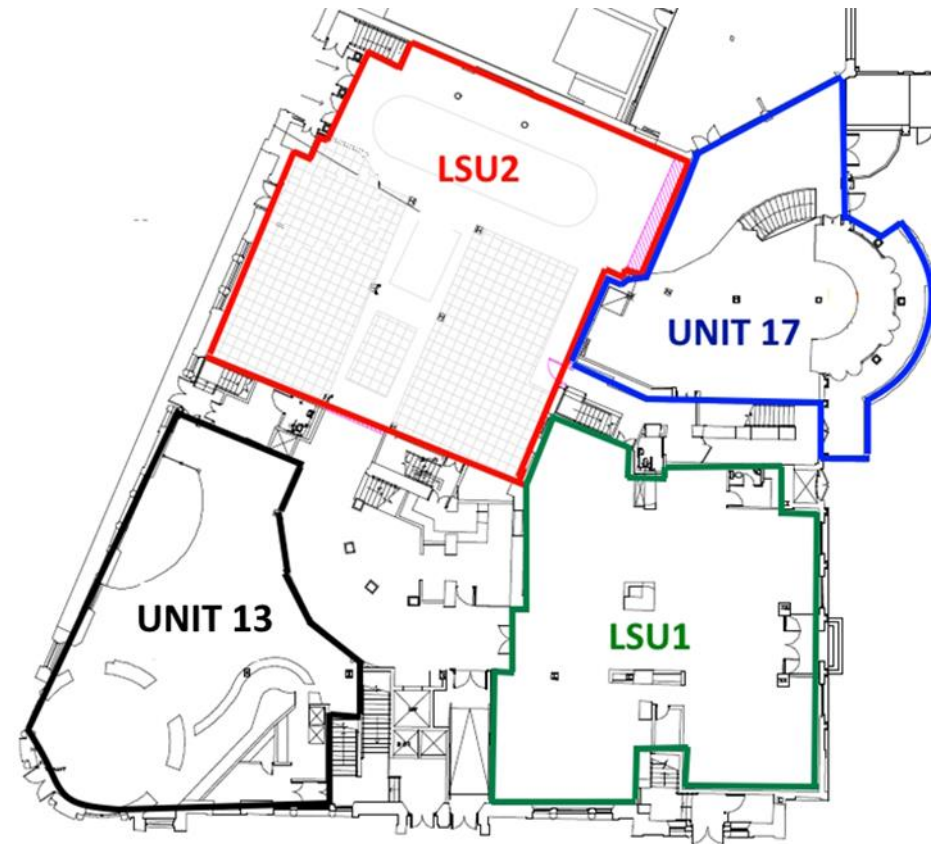
The Academy comprises of 70,000 sq.ft (6,503 sq.m) with its primary use being a leisure destination within the City Centre. The Academy benefits from a striking façade providing a pleasurable leisure environment with the benefit of a central court yard.

The subjects are accessed via the former main entrance to the Centre which fronts Schoolhill and as such benefits from a high level of passing trade.

Internally the unit is laid out to provide an open plan retail/leisure space with additional first floor retail/storage and associated staff welfare facilities.



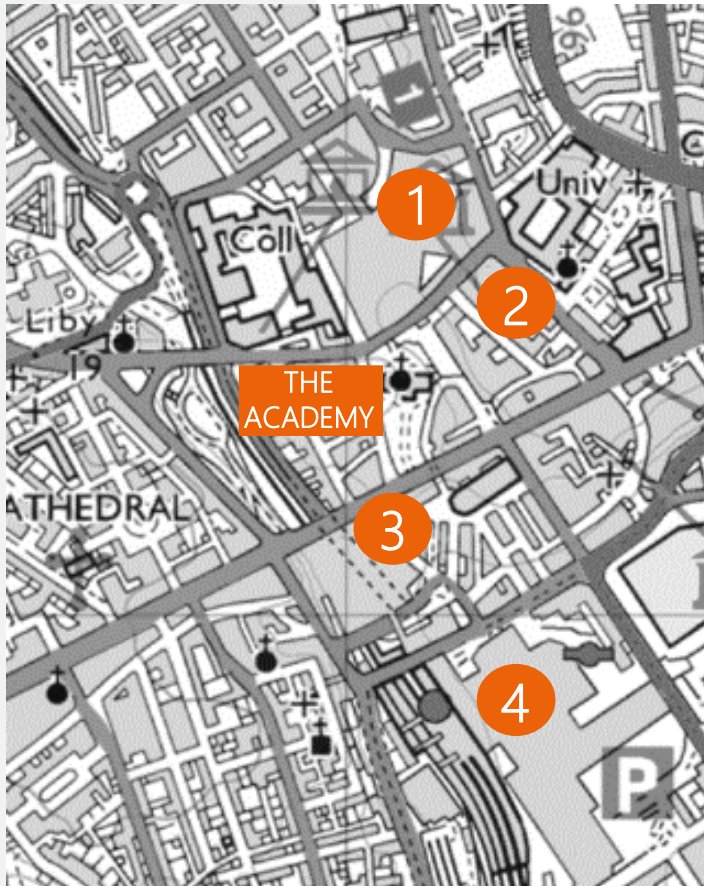
**ENTRANCE TO LSU 2**



**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





## LSU2, 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 will be required to be reassessed upon occupation. Indicative

### VAT

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

### 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.

### 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.

### ACCOMMODATION

	SqM	SqFt
Ground Floor – Retail	351	3,778
First Floor – Retail, staff & storage	172.61	1,858
<b>Total</b>	<b>523.61</b>	<b>5,636</b>

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



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

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