

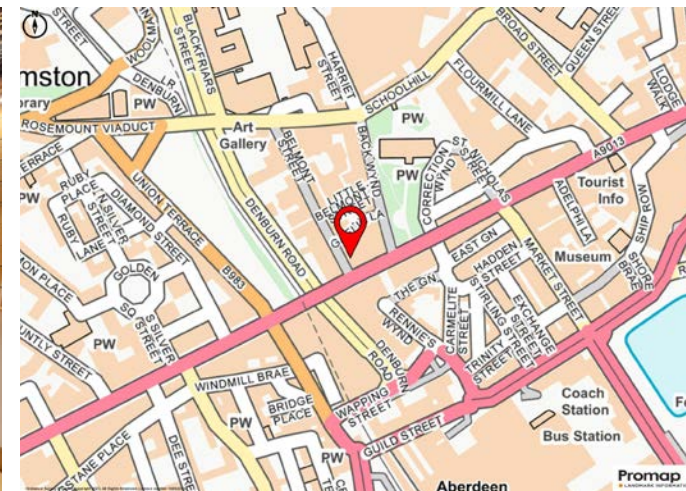
# TO LET

RETAIL UNIT ON BELMONT STREET



6 Belmont Street, Aberdeen, AB10 1JE

- Area: 429 sq. ft
- Prominent location on Belmont Street, in the city centre of Aberdeen
- Benefits from high levels of footfall



### LOCATION

The property is located on the east side of Belmont Street, which is a vibrant and historical street in the city centre of Aberdeen that runs perpendicular to Union Street. The property is located on the east side of Belmont Street, just 25 metres from Union Street, Aberdeen's main retail thoroughfare. Belmont Street is predominantly pedestrianised and is renowned for its variety bars and restaurants which attract a healthy level of footfall. Occupiers in the vicinity include: The Tippling House, Jamieson & Carry, Siberia Bar & Hotel and Second Home Studio & Café.

### DESCRIPTION

The property comprises a well-presented one-storey terraced retail unit which benefits from good frontage onto Belmont Street. Internally the property has stairs as you enter which brings you to the raised open plan sales area. To the rear there are three cellular rooms for office / storage purposes, a kitchenette and a W/C. The property benefits from having an overhead air conditioning / heating system installed throughout.

### ACCOMMODATION

The property provides the following approximate floor areas:

ACCOMMODATION	SQ. M.	SQ. FT.
Ground Floor	49.51	533

### RENT

£13,000 per annum

### LEASE TERMS :

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

### RATING

The subjects are currently entered into the Valuation Roll as follows: The proposed Rateable Value for 2023 is £12,000. The Uniform Business Rate for the year 2023/2024 is 49.8p in the £.

An incoming occupier may qualify for 100% rates relief under the Small Business Bonus Scheme.

### ENERGY PERFORMANCE CERTIFICATE (EPC):

The subjects have a current EPC of "B". Further details are available on request.

### VAT:

All figures quoted are exclusive of Value Added Tax if applicable.

### LEGAL COSTS:

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner.

### VIEWING:

To arrange a viewing or for further information, please contact the sole letting agents.

To arrange a viewing please contact:



**Euan Rolland**  
Graduate Surveyor  
euan.rolland@g-s.co.uk  
07825 875303



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### IMPORTANT NOTICE

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6. Date of Publication: November 2023