

RESTAURANT AND BAR WITH OUTSIDE TERRACE

- > RENT UPON APPLICATION
- > AREA – 381.25 SQM
(4,103 SQFT)
- > CITY CENTRE
- > 60 COVERS GROUND FLOOR, 30
COVERS TERRACE, 100 COVERS
FIRST FLOOR
- > CURRENT OCCUPIERS INCLUDE:



TO LET

UNIT 17, 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.

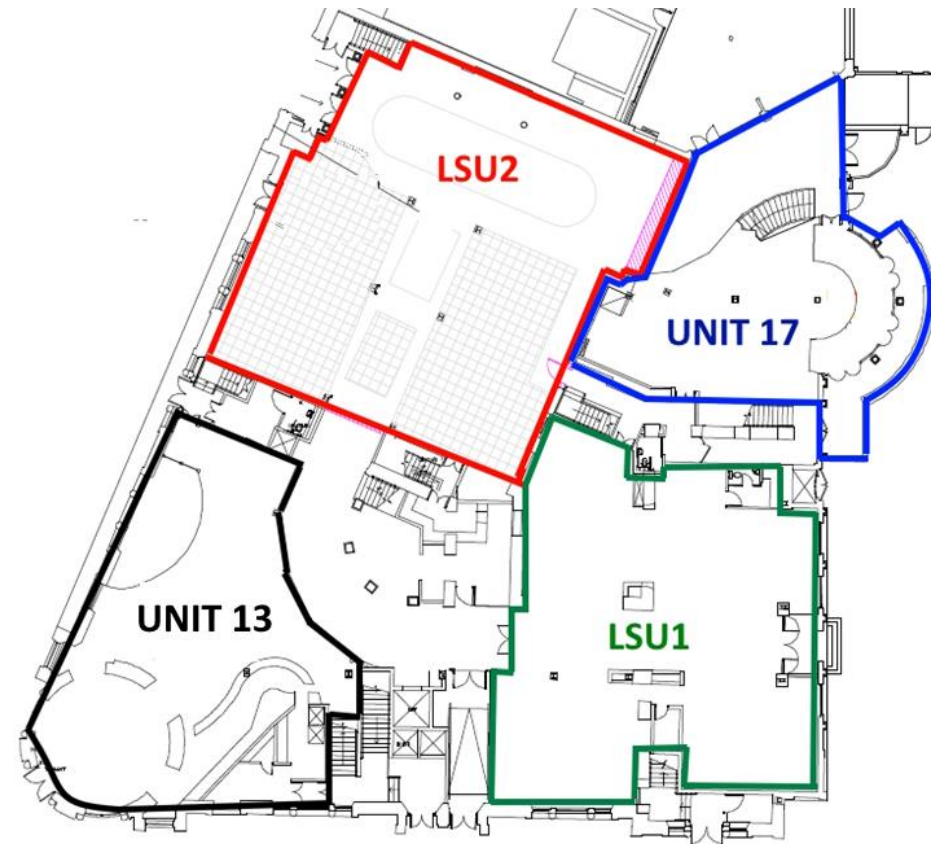
The subjects are located within the Courtyard adjacent to Revolucion De Cuba with an entrance located between the two properties with additional access being provided off the external terrace.

Located on the ground floor is the main restaurant which can accommodate approximately 60 covers with a further 30 covers being provided on the terrace . The first floor is laid out to provide a bar area and can accommodate around 100 covers.

Within the basement area is a commercial kitchen equipped with a number of essential facilities including a dumbwaiter which serves the ground and first floor.



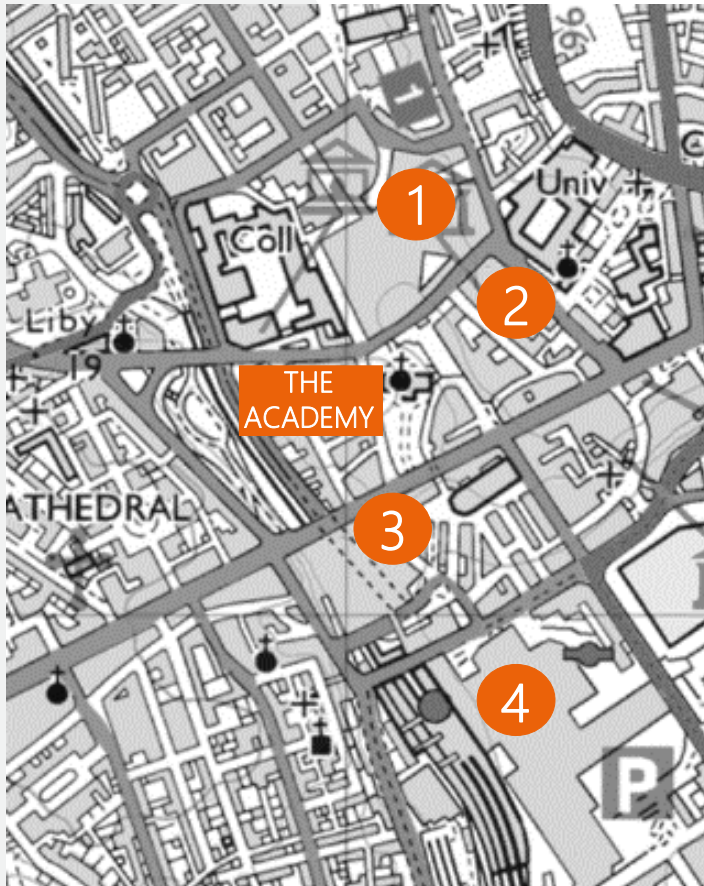
UNIT 17 TERRACE



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



UNIT 17, THE ACADEMY, ABERDEEN, AB10 1LB



RENTAL

Rent 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 £48,000. However from 1st April 2023, the proposed Rateable Value will be £53,000.

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 '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 – Restaurant & Bar	127.03	1,367
First Floor – Function Suite & Bar	138.42	1,490
Basement – Kitchen & Staff Areas	115.80	1,246
Total	381.25	4,103

The foregoing 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:

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

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