

# UNIT 26 & 27, 2ND FLOOR, THE ACADEMY, ABERDEEN, AB10 1LB





The Academy is situated within the prime retail core of Aberdeen City Centre and is just a short walking distance of both Bon Accord Shopping Centre and Union Street, the cities principle commercial thoroughfare. The centre is bounded by Little Belmont Street, Belmont Street, Schoolhill and Back Wynd. Occupiers within the centre include Nandos and Revolucion De Cuba.

### DESCRIPTION

The Academy comprises of 70,000 sqft (6,503 sqm) 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 accommodation can be found on the 2nd floor of The Academy and is laid out to provide open plan office accommodation with carpeted timber floors and painted walls. The ceiling is suspended tile.

#### SERVICE CHARGE

A service charge is applicable for the maintenance and upkeep of the common areas of the Academy. The rent is inclusive of service charge.

### **RENTAL**

A rental of £20,000pa inclusive of service charge is being sought.

As is standard practice this will be payable quarterly in advance.

## **LEASE TERMS**

Our clients are seeking to lease the premises for a negotiable period on flexible terms. Any medium to long term lease durations will be subject to upward only rent review provisions.

## **RATING**

The subjects are currently entered into the Valuation Roll at a Rateable Value of £52,500pa (unit 26) and £72,500pa (unit 27). We would point out that an incoming occupier would have opportunity to appeal this rateable value.

Fresh Start Relief – the property may be awarded 100% Rates Relief for up to 12 months via the Fresh Start Relief Scheme following reoccupation of the space.

#### **ENERGY PERFORMANCE CERTIFICATE**

The subjects currently have an EPC Rating of 'E+' (unit 26) and G (unit 27) Further information and a recommendation report is available to seriously interested parties upon request.

## VAT

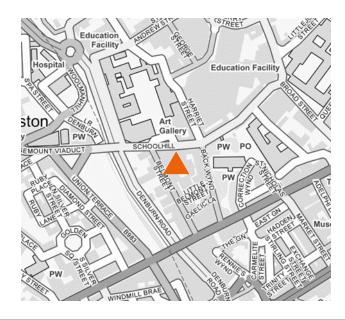
All figures quoted are exclusive of VAT at the prevailing rate.

#### **VIDEO TOUR**

Click here for video tour of the property.

| ACCOMMODATION | SqM    | SqFt   |
|---------------|--------|--------|
| Unit 26       | 384.34 | 4,137  |
| Unit 27       | 545.53 | 5,872  |
| Total         | 929.87 | 10,009 |

The abovementioned floor areas have been calculated on a net internal area basis in accordance with the RICS Code of Measuring practice 6<sup>th</sup> edition.





Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800

James Morrison, james.morrison@shepherd.co.uk, | Shona Boyd, Shona.boyd@shepherd.co.uk 01224 202800 www.shepherd.co.uk

Derren McRae, Derren.McRae@cbre.com | Dominic Millar, Dominic.millar@cbre.com 01224 219000 www.cbre.co.uk

