

TO LET

Retail Unit / Design Studio / Office Space

Extending to 65.37 sq m (703 sq ft)

Rent: £999 per month



19 Diamond Street

Aberdeen AB10 1QU

ON BEHALF OF:

S R E 

Location

19 Diamond Street is located within the heart of Aberdeen City Centre, with both Golden Square and Union Street within very close proximity.

This popular and mixed-use area offers a vast array of local amenity and public transport is readily accessible.

Nearby occupiers include Lakeland, KFC, Mercure Hotel and a range of both national and local businesses.

Description

The property comprises of a ground floor retail unit, with the upper floors in separate office use. Externally, the property benefits from a large display window to the front, with recessed shop entrance and space for signage.

Internally the shop comprises of an open plan retail area to the front with a treatment / storage room, kitchen and WC to the rear. The property benefits from a modern specification that includes laminate flooring, spotlights, wall mounted radiators and wall sockets.

A parking permit can be purchased from Aberdeen City Council, with on-street parking also available within the immediate vicinity.



Floor Area

Approximate floor areas measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition):

Floor	Sq ft	Sq m
Main retail area	573	53.27
Kitchen	130	12.10
Total	703	65.37

Rent

Base rent: £999 per month (£11,988 per annum).

All-inclusive rent: £1,449 per month (£17,388 per annum).

The property will be offered on an all-inclusive basis, which includes both the service charge and property utilities.

Legal Costs

Each party will be responsible for their own legal costs. The purchaser will be responsible for any LBTT and Registration Dues, if applicable.

Lease Terms

Flexible lease terms are available. Further details are available upon request.

Rateable Value

The current Rateable Value is £7,900. An incoming occupier may qualify for **100% rates relief** under the Small Business Bonus Scheme.

EPC

An EPC assessment is underway, with full documentation available upon request.

VAT

Any monies quoted are exclusive of VAT, which may be payable.



Main retail area



Rear treatment or storage room



Main retail area, alternative view

Key contacts

For further information, or to arrange a viewing, please contact the joint agents:



FG Burnett



Lean Barron

Surveyor

Lean.Barron@knightfrank.com

+44 1224 415 969 / 07800 916216



Hollie Stevenson

Trainee Surveyor

Hollie.Stevenson@fgburnett.co.uk

+44 1224 597 533 / 07521 428445



Matthew Park

Partner

Matthew.Park@knightfrank.com

+44 1224 415 951 / 07810 599964



Graeme Nisbet

Managing Director

Graeme.Nisbet@fgburnett.co.uk

+44 1224 597 532 / 07900 205206



Important Notice

© Knight Frank LLP and FG Burnett Ltd 2025. This document has been provided for general information only and must not be relied upon in any way. Although high standards have been used in the preparation of the information, analysis, views and projections presented in this document, Knight Frank LLP and FG Burnett Ltd does not owe a duty of care to any person in respect of the contents of this document and does not accept any responsibility or liability whatsoever for any loss or damage resultant from any use of, reliance on or reference to the contents of this document. The content of this document does not necessarily represent the views of Knight Frank LLP and FG Burnett Ltd in relation to any particular properties or projects. This document must not be amended in any way, whether to change its content, to remove this notice or any Knight Frank LLP and FG Burnett Ltd insignia, or otherwise. Reproduction of this document in whole or in part is not permitted without the prior written approval of Knight Frank LLP and FG Burnett Ltd to the form and content within which it appears.

Particulars dated September 2025. Photographs dated June 2025.

ON BEHALF OF:

S R E 