



FG Burnett

To Let

34 Schoolhill

Aberdeen, AB10 1JX

58.34 sq.m | 628 sq.ft

- City centre retail unit
- In close proximity to the Bon Accord Shopping Centre
- May qualify for 100% Rates Relief under Small Business Bonus Scheme

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All enquiries:  
01224 572 661

[fgburnett.co.uk](http://fgburnett.co.uk)



## Location

The property is located on the north side of Schoolhill in close proximity to the Bon Accord Shopping Centre. Within the immediate vicinity are a number of well established occupiers and local amenities including Robert Gordon’s College, Aberdeen Art Gallery, and His Majesty’s Theatre.

Back Wynd, a short distance away and a popular pedestrian link to Union Street, provides a mix of independent and national occupiers including Assai Records, White Stuff and Mai’s Vietnamese Kitchen.

## Description

The subjects comprise a ground and basement floor retail unit forming part of a traditional three-storey and attic granite building beneath a slated mansard roof. The property benefits from a glazed display frontage incorporating a timber framed recessed entrance door.

The ground floor provides open plan retail accommodation with suspended timber flooring, timber panelled walls and LED lighting.

The basement offers basic storage accommodation together with a WC and ancillary staff areas. Finishes at this level include a suspended timber floor and painted panelled walls. Access to the basement is via a fixed internal stair.

## Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Net Internal Areas derived:

Ground Floor	26.64 sq.m	287 sq.ft
Basement	31.70 sq.m	341 sq.ft
<b>Total</b>	<b>58.34 sq.m</b>	<b>628 sq.ft</b>



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## Rent

£13,000 per annum, exclusive of VAT.

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## Lease Terms

The property is available on full repairing and insuring terms for a period to be agreed. Any lease will incorporate periodic upward only rent reviews.

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## Rateable Value

The valuation roll shows a rateable value of £7,800 effective 1 April 2026.

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## Rates Details

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at [www.saa.gov.uk](http://www.saa.gov.uk)

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## Service Charge

A service charge will be payable in relation to the Bon Accord Centre development. Further information is available on request.

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## Viewings & Offers

All offers should be submitted in writing to the sole agents.

### Lisa Cowie

t: 07597 581 619

e: [lisa.cowie@fgburnett.co.uk](mailto:lisa.cowie@fgburnett.co.uk)

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## EPC

A copy is available upon request.

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## VAT

VAT will be payable in addition to monies due under a lease of the premises.

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## Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

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## AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

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## Entry

On conclusion of legal missives.

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