

FOR SALE:  
RETAIL INVESTMENT

# 46-52

**Schoolhill**  
ABERDEEN

*Prime City Centre  
Retail unit*

*Superb Ground and  
Basement accommodation*

*Let to Oliver Bonas*



*Attractive city centre retail investment comprising a ground and basement unit let to Oliver Bonas, offering secure income.*

#### KEY FEATURES

- Let to Oliver Bonas Limited
- Since 1993, an independent lifestyle brand, with over 90 stores in UK and Republic of Ireland
- Creditsafe Rating of 96A, very low risk
- High profile corner unit beside Boots and Bon Accord Centre
- FRI lease to 4/2/2031, with tenant break 5/2/2029
- £65,000 pa
- Offers over £510,000 exclusive of VAT
- NIY 12.19%



# 46-52 Schoolhill

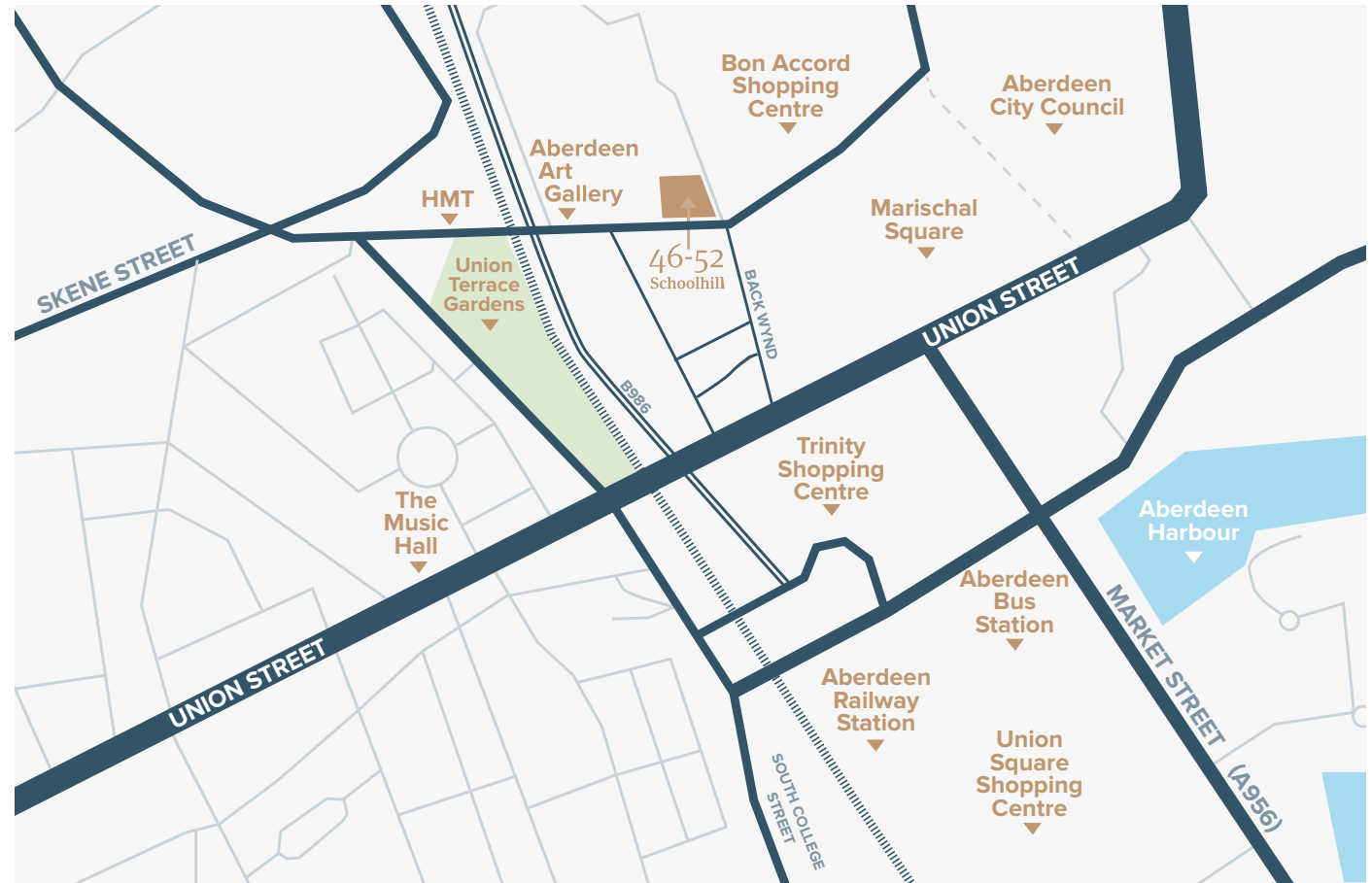
ABERDEEN

## Location

46-52 Schoolhill is located in Aberdeen City Centre in the heart of the Belmont Street/ Schoolhill area popular with retailers, restaurants, bars and clubs - our café culture quarter. Retail occupiers in the vicinity include White Stuff, Assai Records and Mai's Vietnamese restaurant. Boots and the Bon Accord Shopping Centre are in close proximity. Leading bars and restaurants close by include Slains Castle, The Hogshead, Wild Boar, Revolution and Siberia.

## Description

The subjects comprise a ground and basement floor retail unit, occupying a prominent corner position forming part of a larger traditional building. The property benefits from extensive return frontage providing excellent visibility and natural light.



*Excellent, high profile retail opportunity on Schoolhill, near Bon Accord Centre, Aberdeen Art Gallery and Marischal Square, benefitting from good levels of footfall within a prime city centre location.*



## Accommodation

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

Ground Floor	249.0 sq.m	(2,680 sq ft)
Basement	254.0 sq.m	(2,734 sq ft)
<b>Total</b>	<b>503.0 sq.m</b>	<b>(5,414 sq ft)</b>

We have calculated an ITZA of 219.34 sq m (2,361 sq ft)

## Tenancy

Oliver Bonas has been in occupation since 2016 and the lease has been extended from 5/2/2026 to 4/2/2031 at a rental of £65,000 per annum, with a tenant break option on 5/2/2029. The lease is held on FRI terms.

## Covenant Information

Oliver Bonas Limited have a Creditsafe rating of 96A, very low risk.

Oliver Bonas Limited	31-3-24	31-3-23	31-3-22
Turnover	£150,285,500	£135,873,400	£115,030,900
Pre-Tax Profit	£7,879,000	£8,638,800	£9,065,500
Shareholder Funds	£27,214,900	£24,870,400	£19,413,200



*Well Positioned  
Aberdeen Retail  
Unit.*

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## Price

£510,000 excl. VAT.

## Planning

The subjects are Category B Listed.

## Rateable Value

Current assessment £48,500. Any new occupier has a right of appeal against the Rateable Value. In addition, a new occupier may be entitled to relief from rates under various schemes currently in force.

Further information is available from FG Burnett or from the Aberdeen City Council website (<https://www.aberdeencity.gov.uk/services/business-and-licensing>).

## EPC Rating

A:13.

## VAT

The property has been elected for VAT and it is anticipated the sale will be treated as a Transfer of a Going Concern.

## Anti-Money Laundering (AML)

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

## Legal Costs

Each party will be responsible for their own legal costs incurred during the transaction. The ingoing tenant or purchaser will be responsible for any LBTT and registration dues applicable.



**FG Burnett**

All offers and viewing enquires to the sole letting agents.

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