



FG Burnett

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For Sale/May Let

# James Dun's House

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61 Schoolhill, Aberdeen, AB10 1JX

404.13 sq.m | 4,350 sq.ft

- Rarely available character building
- Considered suitable for many uses including retail, food & beverage, and health & beauty
- Extremely attractive price

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All enquiries:  
01224 572 661

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



50 metres

Experian Goad Plan Created: 29/05/2024  
Created By: F G Burnett





## Location

James Dun's House is located in the heart of Aberdeen City Centre, within close proximity to Bon Accord Shopping Centre, The Academy Shopping Centre, Aberdeen Art Gallery and Robert Gordon's College. In addition, surrounding occupiers include Oliver Bonas, White Stuff, Boots and Kuoni Travel. The property is located close to the Belmont Street area, popular with bars, restaurants and clubs.

## Description

The subjects comprise a three-storey and lower level traditional stone building having a pitched slated roof. The property has considerable frontage to Schoolhill. A single storey extension has been added to the rear. There is scope for external seating to the front of the property subject to appropriate consents.

The accommodation comprises retail areas at ground and first floor together with more cellular accommodation at lower and second floor levels.

## Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate net internal areas derived:

Basement	68.10 sq.m	733 sq.ft
Ground Floor	174.75 sq.m	1,881 sq.ft
First Floor	105.54 sq.m	1,136 sq.ft
Second Floor	55.74 sq.m	600 sq.ft
<b>Total</b>	<b>404.13 sq.m</b>	<b>4,350 sq.ft</b>

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## Price

Offers in excess of £200,000 exclusive of VAT for our client's interest.

The property is held on a ground lease at a peppercorn rent of £1 (if demanded) from Aberdeen City Council. The expiry date is 14/02/2128 (approximately 102 years unexpired).

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## Rent

Upon application.

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## Lease Terms

Our clients may let the property on full repairing and insuring terms for a duration to be agreed. Any lease will include provision for upward only rent review at periodic intervals.

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## Rateable Value

The rateable value effective from 1 April 2023 is £50,000.

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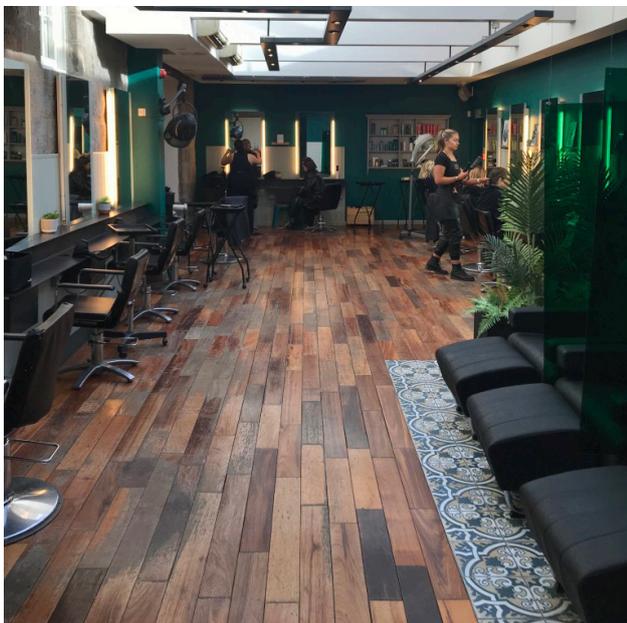
## Rates Details

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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## EPC

B27. Copy available upon request.



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## Listing/Heritage

The property is Category B listed and is located within the City Centre Conservation Area.

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## VAT

VAT will be payable in addition to the sale price or on 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 ingoing 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 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.

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## Entry

On conclusion of legal missives.



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## Viewings & Offers

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

### **Richard Noble**

t: 01224 597 528

e: richard.noble@fgburnett.co.uk

### **Lisa Cowie**

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