

DM HALL

To Let / May Sell

**CLASS 1A — SHOPS
AND FINANCIAL,
PROFESSIONAL AND
OTHER SERVICES**

**79 ROSEMOUNT
VIADUCT,
ABERDEEN,
AB25 1NS**

- Prominent position on Rosemount Viaduct within Aberdeen City Centre
- Immediate access to public parking and strong pedestrian footfall
- Eligible for up to 100% Small Business Rates Relief.
- Rent: £12,500 (exc VAT)
- Price: £115,000

**92.32 SQM
(993 SQ FT)**



Property Details

LOCATION

Rosemount Viaduct is an established commercial thoroughfare within the Rosemount area of Aberdeen, benefitting from high levels of passing vehicular and pedestrian traffic and excellent access to public transport and nearby parking facilities.

79 Rosemount Viaduct occupies a prominent position on the street, situated within a well-established parade surrounded by a mix of national occupiers including Harris & Fox, The Bread Maker and Seed Skateshop.



Map Link

DESCRIPTION

The property comprises a mid-terraced Class 1A unit arranged over ground and lower ground floors.

The ground floor provides an open-plan sales area with a double-fronted, aluminium-framed glazed frontage and pedestrian access. The lower ground floor offers additional sales area together with a dedicated office and staff facilities.

Specification includes:

- Double-fronted aluminium-framed glazed frontage
- Open-plan layout
- LED lighting
- Dedicated staff facilities and on-site WC

There is no dedicated car parking, however on-street parking is readily available nearby.

USE

Historically the property has been used as a retail unit and is well suited to continue in this use or any other use defined under Class 1A of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Alternative uses may be considered, subject to Local Authority consent.

ACCOMMODATION

Measured on a Net Internal basis in accordance with the RICS Code of measuring practice (6th edition):

Ground Floor	52.93 sqm	(570 sq ft)
Lower Ground Floor	39.39 sqm	(425 sq ft)
Total	92.32 sqm	(993 sq ft)

SERVICES

The property is served with mains electricity and water with drainage being to the main public sewer.

ENERGY PERFORMANCE

The properties energy performance certificate is currently being assessed. Further details are available on request.

NON-DOMESTIC RATES

The property is currently listed within the Valuation Roll as having a ratable value of: £11,750*

Any incoming occupier may qualify for up to 100% rates relief under the Non-Domestic (Business) Rates Small Business Bonus

Scheme. Interested parties should make their own enquiries with the local Authority.

The Uniform Business Rates for the year 2026/2027 is 48.1p in the £.

Water and wastewater rates are also payable.

RENT

£12,500 per annum (exc VAT) on Full Repairing and Insuring lease terms.

PRICE

Price on application, for our clients heritable (freehold) interest in the property.

VAT

All prices quoted in this schedule are exclusive of VAT.

COSTS

Each party will be responsible for their own costs. Any incoming Tenant/Purchaser will be responsible for their own legal costs. Any incoming Tenant will be responsible for the payment of LBTT and registration dues.

ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on Purchasers / Tenants. Once an offer has been accepted, the prospective Purchaser(s)/ Tenant(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Make an enquiry

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DM HALL



Regulated by
RICS

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