

# DM HALL

## For Sale

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

**331 North Deeside  
Road, Cults, Aberdeen,  
AB15 9SN**

- Modern, well-presented Class 1A commercial unit
- Located within the affluent suburb of Cults
- Suitable for retail, salon or professional services use
- Potential turn-key Salon with existing fit-out available
- Eligible for up to 100% Small Business Bonus Scheme relief
- Price: Offers over £55,000

**19.83 SQM  
(213 SQ FT)**



# Property Details

## LOCATION

Cults is a well-established and affluent residential suburb located approximately 4 miles west of Aberdeen City Centre, positioned along the A93 North Deeside Road, one of the principal commuter routes serving the west of the city.

The surrounding area provides a mixture of neighbourhood retail, professional services and residential accommodation, with nearby occupiers including a range of independent retailers, cafés and service providers.

More specifically, the property is accessed via St Devenick's Crescent, situated adjacent to North Deeside Road.



Map Link

## DESCRIPTION

The property comprises a lower ground floor commercial unit forming part of a larger multi-storey building of traditional granite and slate construction.

Internally, the accommodation provides an open-plan trading area together with a separate storage room, tea-prep area and WC facilities.

The premises most recently operated as a hair salon and fall under Class 1A of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Any alternative use will be subject to the appropriate local authority consents.

The former tenant's fixtures and fittings may be made available by separate negotiation, offering a potential turn-key opportunity for an incoming occupier.

The property also benefits from one dedicated car parking space located within a communal car park to the front of the building, with additional on-street parking available nearby.

## ACCOMMODATION

Measured on a Net Internal basis in accordance with the RICS Code of measuring practice (6th edition), the property provides the following approximate area:

Ground Floor 19.83 sqm (213 sq ft)

**DM HALL**



Regulated by  
**RICS**

## 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 Rateable Value of £3,100.

The Uniform Business Rate for the year 2026/2027 is £0.481 in the pound, resulting in estimated rates payable of £1,491 per annum, exclusive of water and wastewater charges.

An incoming occupier may qualify for up to 100% rates relief under the Small Business Bonus Scheme, subject to occupier status. Interested parties should make their own enquiries with the Local Authority to confirm eligibility.

The dedicated car parking space is separately listed within the Valuation Roll with an additional Rateable Value of £250.

Water and wastewater charges are payable in addition.

## PRICE

Offers in the region of £55,000 are invited, 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 ingoing Purchaser will be responsible for their own legal costs. Any ingoing Purchaser 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. Once an offer has been accepted, the prospective Purchaser(s)/ Occupier(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

Christopher.Paul@dmhall.co.uk

Melissa.Morrice@dmhall.co.uk

**DM Hall Commercial Department**

4-5 Union Terrace  
Aberdeen AB10 1NJ

01224 594 172

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