

DM HALL

Ground floor video

[▶ Digital Tour](#)

First floor video

[▶ Digital Tour](#)

FOR SALE

INVESTMENT OPPORTUNITY

**5 & 5a Robert Street,
Stonehaven,
AB39 2DN**

- Modern, well-presented Class 1A commercial premises with self-contained serviced apartment
- Prominent town centre location within Stonehaven
- Eligible for up to 100% Small Business Rates Relief (subject to qualification)
- Price: Offers in the region of £300,000 invited
- No VAT applicable



Property Details

LOCATION

Stonehaven is a popular and well-established coastal town located approximately 15 miles south of Aberdeen. The town benefits from a strong local catchment, a vibrant town centre, and a diverse mix of retail, hospitality, leisure, and professional services, supported by year-round tourism.

5 & 5A Robert Street occupies a central position within Stonehaven town centre, a short distance from the principal commercial areas of High Street and Market Square. Robert Street benefits from consistent pedestrian footfall and close proximity to national and independent occupiers, public car parking, and public transport links.



Map Link

DESCRIPTION

The property comprises a detached building consisting of a retail unit over ground floor and serviced apartment over the first floor.

Ground floor

The ground floor accommodation is independently accessed and benefits from its own dedicated utilities and services. Internally, the space is arranged to provide a predominantly open-plan trading area to the front, with ancillary accommodation including storage and staff facilities to the rear.

The unit benefits from serviced glazed frontage, providing excellent natural light and visibility, and is presented in a condition suitable for immediate occupation. The layout is adaptable to a range of retail, service, or professional uses.

The premises fall within Class 1A (Shops and Financial, Professional and Other Services) in accordance with the Town and Country Planning (Use Classes) (Scotland) Order 1997. Alternative uses within Class 1A may be considered, subject to the necessary consents.

First Floor

The first-floor accommodation comprises a generously proportioned three-bedroom serviced apartment, arranged to provide:

- Three bedrooms
- One bathroom
- Kitchen and living area with feature fireplace

The apartment further benefits from an external rear garden and is to be sold as a going concern, inclusive of all furniture, fixtures, and fittings.

DM HALL



Regulated by
RICS

Car Parking

Dedicated car parking is located to the front of the property by means of on-street parking.

ACCOMMODATION

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

Ground Floor (Net Internal Area) 84.08 sqm (905 sqft)

First Floor (Gross Internal Area) 98.42 sqm (1,059 sqft)

SERVICES

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

ENERGY PERFORMANCE

Ground Floor: B (21)

First Floor: D [63]

NON-DOMESTIC RATES

Ground Floor: Retail £8,600*

First Floor: Self-catering Unit £3,900*

*Qualifying occupiers may benefit from up to 100% relief under the Small Business Bonus Scheme. Interested parties should make their own enquiries with the local authority.

The Uniform Business Rates for the year 2025/2026 is 49.8p in the £.

Water and wastewater rates are also payable.

SERVICED APARTMENT

The serviced apartment has previously been self-managed by our clients producing the following approximate trading history:

	2023-2024	2024-2025	2025-2026
Turnover:	£13,148	£27,604	£22,616
Expenses:	£4,108	£7,274	£5,493
Net Profit:	£9,040	£20,330	£17,123

All figures quoted are provided for indicative purposes only and should not be relied upon as a guarantee of future performance.

PRICE

Offers in the region of £300,000 are invited for our client's heritable (freehold) interest in the property.

Alternatively, the client may consider selling the commercial unit and residential element separately. Further details are available upon request.

COSTS

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



Make an enquiry

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