

DM HALL

FOR SALE / TO LET

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

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

- Modern, well-presented Class 1A unit
- Centrally located in Stonehaven
- Eligible for up to 100% small business rates relief.
- Rent: £11,500 per annum.
- No VAT applicable
- Price: £120,000

**84.08 SQM
(905 SQFT)**



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 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 is a well-established commercial location, benefitting from consistent pedestrian footfall and close proximity to a range of national and independent occupiers, public car parking and transport links.

 [Map Link](#)

DESCRIPTION

The property comprises a ground floor retail unit forming part of a traditional mixed-use building. Internally, the accommodation 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 a glazed frontage providing good natural light and visibility, with a layout that is adaptable to a range of retail, service or professional uses. The property is presented in a condition suitable for immediate occupation, subject to an incoming occupier's fit-out requirements.

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



USE

The property is suitable for use within Class 1A (Shops and Financial, Professional and Other Services) in accordance with the Town and Country Planning (Use Classes) (Scotland) Order 1997. This class includes a wide range of retail, professional and service-based uses, such as shops, financial services, offices, health and beauty and other similar occupiers. Alternative uses within Class 1A may be considered, subject to the necessary consents.

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 **84.08 sqm** **(905 sqft)**

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: £8,600

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.

SALE PRICE

£120,000

LEASE PRICE

£11,500 per annum on Full Repairing and Insuring lease terms.

COSTS

Each party will be responsible for their own costs. Any ingoing Tenant will be responsible for their own legal costs. Any ingoing 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 Tenants. Once an offer has been accepted, the prospective Tenant(s)/ Purchaser(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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