

DM HALL

To Let

**CLASS 1A (SHOPS,
FINANCIAL AND
OTHER SERVICES)**

**237 Rosemount
Place, Aberdeen,
AB25 2XX**

- Prominent position within the popular Rosemount district
- Suitable for a variety of retail and service-based uses
- Eligible for Small Business Bonus Scheme relief (subject to occupier status)
- Offers Over: £9,000 per annum

**34.98 SQ M
(377 SQ FT)**



Property Details

LOCATION

The property occupies a prominent position on Rosemount Place, one of Aberdeen's most established suburban retailing locations. The surrounding area benefits from a strong local catchment and a complementary mix of retail, professional service and residential occupiers, with Aberdeen city centre situated approximately one mile to the south-east.



Map Link

DESCRIPTION

The subjects comprise a ground floor retail unit within a traditional mid-terraced tenement building. The premises currently benefits from a hair salon fit-out, providing an open-plan main salon area together with ancillary staff/storage accommodation to the rear. The existing fit-out may be retained, offering a turn-key opportunity for an incoming occupier, although the landlord would consider removal of fixtures and fittings to suit specific requirements. Shared WC facilities are provided within the adjacent communal stairwell.

There is no dedicated car parking associated with the property, although ample on-street parking is available nearby.

USE

The premises are currently fitted as a hair salon and benefit from Class 1A (Shops, Financial and Other Services) consent under the Town and Country Planning (Use Classes) (Scotland) Order 1997. The property has accommodated a variety of commercial uses over time and may suit a range of retail, professional service and other Class 1A occupiers.

DM HALL



Regulated by

RICS

Alternative uses may be considered, subject to obtaining the appropriate Local Authority 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 34.98 sqm (377 sq ft)

SERVICES

Mains electricity and water are connected. Drainage is to the public sewer.

Interested parties are advised to satisfy themselves as to the adequacy of services.

ENERGY PERFORMANCE

The Energy Performance Certificate (EPC) is currently being prepared and will be made available upon request.

NON-DOMESTIC RATES

The property is currently listed within the Valuation Roll as having a Ratable Value of £7,200.

The Uniform Business Rates of the year 2026/27 is £0.48 on the £ (applicable from April 2026, thus the estimated rates payable will be £3,460)

Any ingoing occupier may qualify for rates relief under the Non-Domestic (Business) Rates Small Business Bonus Scheme. Interested parties should make their own enquiries with the local Authority.

Water and wastewater rates are also payable.

PRICE

Offers Over £9,000 Per Annum

VAT

All prices quoted are exclusive of VAT.

ANTI-MONEY LAUNDERING

In accordance with AML regulations, any ingoing tenant will be required to provide proof of identity, address and source of funds once an offer is accepted.

Make an enquiry

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