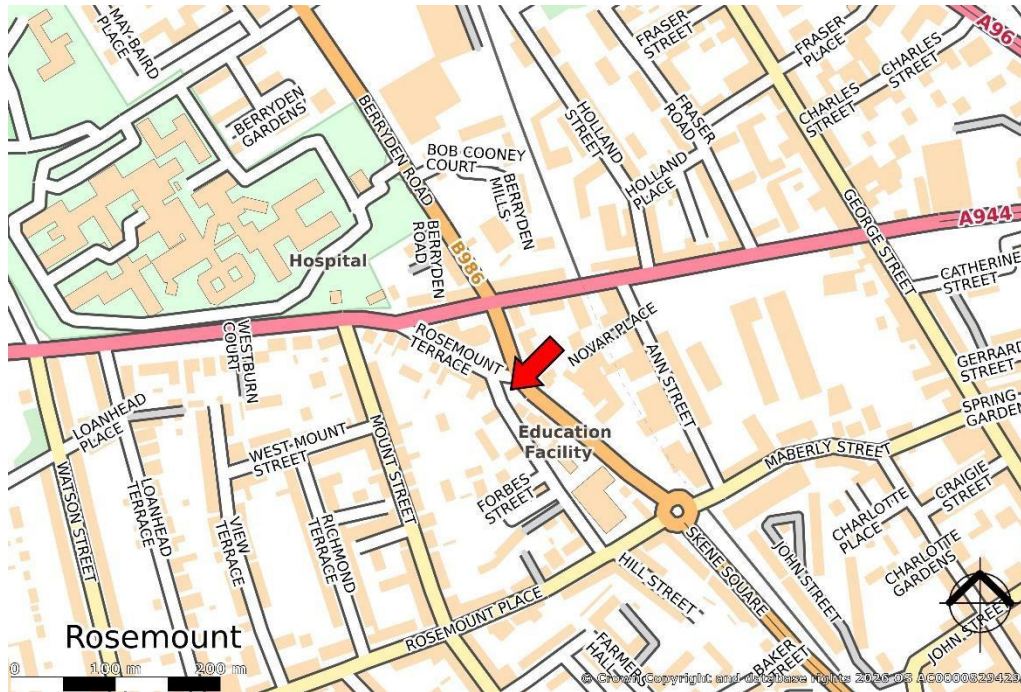


TO LET RETAIL UNIT



89 SKENE SQUARE, ABERDEEN, AB25 2UN

- Prominent location in proximity to Rosemount neighbourhood
- Suitable for a variety of uses
- NIA: 31.6 sq.m (340 sq ft)



LOCATION

The subjects are situated close to Aberdeen's Rosemount area, a well-established neighbourhood with a high residential density and a blend of both local and national commercial operators. Positioned prominently on Skene Square, the property benefits from visibility from the main arterial route leading to Berryden Retail Park. As a result, the location enjoys strong levels of passing pedestrian and vehicular traffic and lies along key bus routes. Berryden Retail Park is a major retail destination on Aberdeen's north side featuring national operators such as Sainsbury's, Next, Argos, Matalan and Mecca Bingo. More locally commercial occupiers within the vicinity include Little Beauty Salon and Rosemount Convenience Store.

DESCRIPTION

The subjects comprise a detached ground floor retail unit with prominent display windows fronting both Rosemount Terrace and Skene Square. Access is provided directly from street level via a pedestrian entrance. Inside, the space offers an open-plan sales and service area, well-suited to a variety of retail or professional service uses.

In addition to the main floor area, the unit includes a separately partitioned room, a tea preparation area, and a single WC. Heating is supplied by wall-mounted electric heaters, while generous natural light is provided through the frontage windows, complemented by pendant lighting throughout.

Overall, the unit presents a well-located, flexible commercial space suitable for a wide range of business types.

ACCOMODATION

The subjects have been measured on a Net Internal Basis in accordance with the RICS Code of Measuring Practice (Sixth Edition)

	Sq. m	Sq. ft
Ground Floor	32.48	350



RATEABLE VALUE

The subjects are currently entered on the Valuation Roll with a Rateable Value effective from 1st April 2023 of £4,700. The proposed rateable value from April 1st 2026 is drafted to remain unchanged. Qualifying occupiers will benefit from 100% relief via The Small Business Bonus Scheme, further details available on request

RENT

£7,200 per annum

EPC

Available upon request

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner.

VAT

All figures quoted are exclusive of Value Added Tax (VAT) , which may be applicable

VIEWINGS

To arrange a viewing or for further information, please contact the sole letting agents

To arrange a viewing please contact:



SHONA BOYD
Senior Surveyor
shona.boyd@g-s.co.uk
07741 314 188



MOLLY PEETERS
Graduate Surveyor
molly.peeters@g-s.co.uk
07825 875 303

IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices. Date published: February 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.