

TO LET

RETAIL UNIT IN KINGSWELLS



**Unit 3, Kingswells Village Centre,
Aberdeen, AB15 8TB**

- Prominent location in Kingswells
- Located within a busy retail parade
- Change of use has been conditionally approved to Hot Food Takeaway (Sui Generis)
- NIA: 87.24 sq.m (939 sq.ft)



CHANGE OF USE

There is a conditionally approved change of use application from Class Use 10 (Non-residential initiations) to Sui Generis (Hot Food Takeaway). The fit-out is the responsibility of the incoming tenant. The planning reference is 250425/DPP. More information can be found on the Aberdeen City Council Website [250425/DPP Application](#)

RATING

The subjects are currently entered into the Valuation roll as follows: Rateable Value - £16,000 . The Uniform Business Rate for the year 2026/2027 is 48.1p in the £. The incoming tenant may qualify for partial rates relief under the Small Business Bonus Scheme.

VAT

All figures are exclusive of Value Added TAX which may be applicable

EPC

The subject has an EPC rating of E. Full documentation available upon request.

LEGAL COSTS

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

VIEWINGS

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



To arrange a viewing please contact:



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



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

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: June 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, persona and or detailed financial and corporate information will be required before any transaction can conclude.