

**TO LET**  
PROMINENT UNIT IN PRIME BEACH LOCATION

**GRAHAM  
SIBBALD**



**UNIT 1A, BEACH ESPLANADE, ABERDEEN, AB24 5NS**

- Suitable for a range of commercial uses
- Floor Area - 600.70 sq.m (6,466 sq.ft)
- Located next to £50million beach redevelopment



## LOCATION

The property is located in the ground floor and lower ground floor of a substantial property, with a prominent corner position on Aberdeen's prime beach front.

Aberdeen Beachfront is a great tourist location with a high footfall year-round, and the surrounding area is undergoing a £50 million redevelopment project which will create a more vibrant and attractive destination. The wider area is recognised for its popular recreational activities and facilities, which include restaurants, bars, cafes, cinema, shops, and a family fun fair with plenty of on street parking readily available. Notable surrounding occupiers include Innoflate, Codona's, Cineworld, TGI Fridays, Pizza Hut and Asda.

## BEACH MASTERPLAN

Aberdeen City Council are currently renovating the beachfront with the goal of supporting the local economy.

The masterplan includes creating a play park and an events field.

More information can be found on the [Generation Aberdeen website](https://www.generationaberdeen.co.uk)





## DESCRIPTION

The property features a large glazed entrance directly facing the class-leading beach park currently in development at Aberdeen Beachfront, enhancing both the properties visibility and the footfall in the area. Upon entry there is a spacious, light-filled area, followed by a short staircase and lift leading to a unique open-plan upper level, formerly a cinema.

The lower ground floor offers additional space, accessed via an internal staircase, includes several separate spaces suited to a range of potential uses, along with male and female toilets and a kitchen.

Occupying a highly prominent location opposite the new beachfront park, the unit is well-positioned for a variety of potential uses, subject to planning permission

## ACCOMMODATION

We calculate the following approximate Gross Internal Floor Areas (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	Sq. m	Sq. ft
Lower Ground Floor	258.90	2,787
Ground Floor	341.80	3,679
<b>Total</b>	<b>600.70</b>	<b>6,466</b>

## POTENTIAL USES

Examples of suitable uses include;

- Gym
- Health & Fitness Services/Classes
- Competitive Entertainment
- Childcare
- Community/Cultural Hub
- Event and Media Space
- Educational Centre



#### **RENT**

£50,000 per annum, exc.

#### **LEASE TERMS**

A new Full Repairing and Insuring lease is offered to the market seeking a rental of £50,000 per annum. The terms of the lease are open to negotiation.

#### **ENERGY PERFORMANCE CERTIFICATE (EPC)**

The EPC will be available upon request.

#### **VAT**

All prices, rents and premiums quoted are exclusive of VAT.

#### **RATEABLE VALUE**

The property is currently entered into the valuation roll as part of a larger entity, and will need to be reassessed.

#### **LEGAL COSTS**

Each part will be responsible for their own legal costs associated with this transaction. The ingoing occupier will be liable for any Land & Buildings Transaction Tax and registration dues, if applicable.

#### **ENTRY**

Immediate, upon completion of legal formalities.

#### **VIEWING**

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



To arrange a viewing please contact:

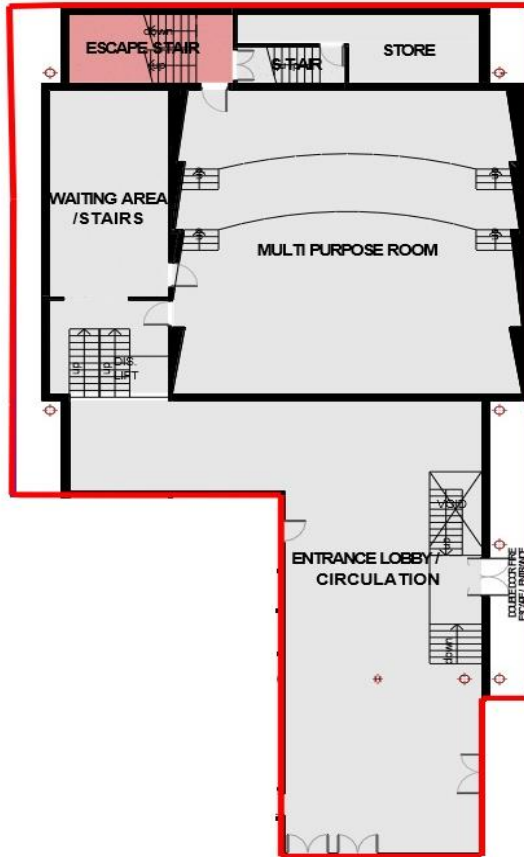


**Shona Boyd**  
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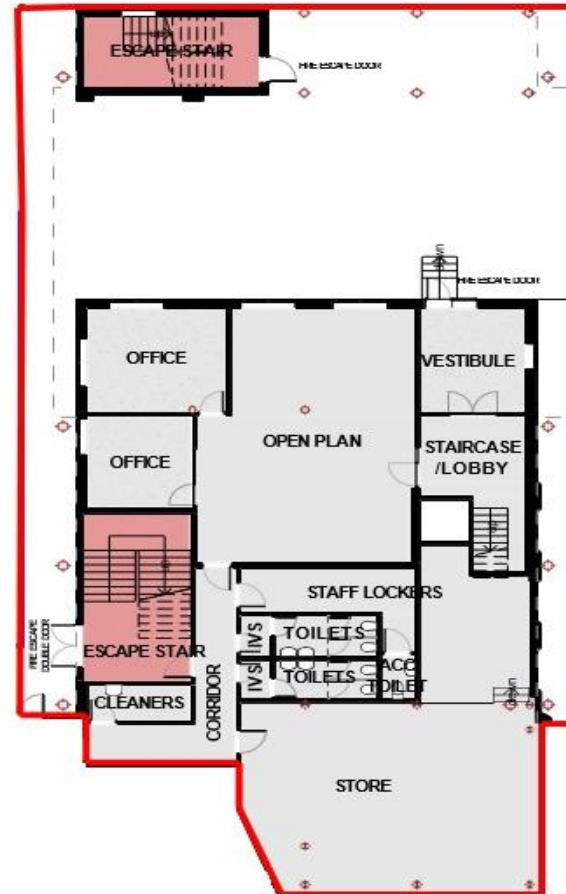


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## Ground Floor



## Lower Ground Floor



**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

### IMPORTANT NOTICE

1. These particulars are intended as 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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: September 2025