

TO LET

Retail Unit / Design Studio / Office Space
Extending to 65.37 sq m (703 sq ft)
Rent: £999 per month



19 Diamond Street

Aberdeen AB10 1QU

ON BEHALF OF:

S R E 

Location

19 Diamond Street is located within the heart of Aberdeen City Centre, with both Golden Square and Union Street within very close proximity.

This popular and mixed-use area offers a vast array of local amenity and public transport is readily accessible.

Nearby occupiers include Lakeland, KFC, Mercure Hotel and a range of both national and local businesses.

Description

The property comprises of a ground floor retail unit, with the upper floors in separate office use. Externally, the property benefits from a large display window to the front, with recessed shop entrance and space for signage.

Internally the shop comprises of an open plan retail area to the front with a treatment / storage room, kitchen and WC to the rear. The property benefits from a modern specification that includes laminate flooring, spotlights, wall mounted radiators and wall sockets.

A parking permit can be purchased from Aberdeen City Council, with on-street parking also available within the immediate vicinity.



Floor Area

Approximate floor areas measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice (6th Edition):

Floor	Sq ft	Sq m
Main retail area	573	53.27
Kitchen	130	12.10
Total	703	65.37

Rent

Base rent: £999 per month (£11,988 per annum).

All-inclusive rent: £1,449 per month (£17,388 per annum).

The property will be offered on an all-inclusive basis, which includes both the service charge and property utilities.

Legal Costs

Each party will be responsible for their own legal costs. The purchaser will be responsible for any LBTT and Registration Dues, if applicable.

Lease Terms

Flexible lease terms are available. Further details are available upon request.

Rateable Value

The current Rateable Value is £8,500. An incoming occupier may qualify for **100% rates relief** under the Small Business Bonus Scheme.

EPC

The property has an EPC rating assessment of C. Full documentation available upon request.

VAT

Any monies quoted are exclusive of VAT, which may be payable.



Main retail area



Rear treatment or storage room



Main retail area, alternative view

Key contacts

For further information, or to arrange a viewing, please contact the joint agents:



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Particulars dated September 2025. Photographs dated June 2025.

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