

To Let /  
For Sale

## CLASS 1A PREMISES & SERVICED APARTMENT

5 & 5a Robert Street,  
Stonehaven,  
AB39 2DN

- Modern, well-presented Class 1A commercial premises with self-contained serviced apartment
- Prominent town centre location within Stonehaven
- Eligible for up to 100% Small Business Rates Relief (subject to qualification)
- Price: Offers in the region of £300,000 invited
- No VAT applicable



# Property Details

## LOCATION

Stonehaven is a popular and well-established coastal town located approximately 15 miles south of Aberdeen. The town benefits from a strong local catchment, a vibrant town centre, and a diverse mix of retail, hospitality, leisure, and professional services, supported by year-round tourism.

5 & 5A Robert Street occupies a central position within Stonehaven town centre, a short distance from the principal commercial areas of High Street and Market Square. Robert Street benefits from consistent pedestrian footfall and close proximity to national and independent occupiers, public car parking, and public transport links.



## DESCRIPTION

The property comprises a detached building consisting of a retail unit over ground floor and serviced apartment over the first floor.

### Ground floor

The ground floor accommodation is independently accessed and benefits from its own dedicated utilities and services. Internally, the space is arranged to provide a predominantly open-plan trading area to the front, with ancillary accommodation including storage and staff facilities to the rear.

The unit benefits from serviced glazed frontage, providing excellent natural light and visibility, and is presented in a condition suitable for immediate occupation. The layout is adaptable to a range of retail, service, or professional uses.

The premises fall within Class 1A (Shops and Financial, Professional and Other Services) in accordance with the Town and Country Planning (Use Classes) (Scotland) Order 1997. Alternative uses within Class 1A may be considered, subject to the necessary consents.

### First Floor

The first-floor accommodation comprises a generously proportioned three-bedroom serviced apartment, arranged to provide:

- Three bedrooms
- One bathroom
- Kitchen and living area with feature fireplace

The apartment further benefits from an external rear garden and is to be sold as a going concern, inclusive of all furniture, fixtures, and fittings.



## Car Parking

Dedicated car parking is located to the front of the property by means of on-street parking.

## ACCOMMODATION

Measured on a Net Internal basis in accordance with the RICS Code of measuring practice (6th edition)

**Ground Floor** (Net Internal Area) 84.08 sqm (905 sqft)

**First Floor** (Gross Internal Area) 98.42 sqm (1,059 sqft)

## SERVICES

The property is served with mains electricity and water with drainage being to the main public sewer.

## ENERGY PERFORMANCE

**Ground Floor:** The properties energy performance certificate is currently being assessed. Further details are available on request.

**First Floor:** D [63]

## NON-DOMESTIC RATES

**Ground Floor:** Retail £8,600\*

**First Floor:** Self-catering Unit £3,900\*

\*Qualifying occupiers may benefit from up to 100% relief under the Small Business Bonus Scheme. Interested parties should make their own enquiries with the local authority.

The Uniform Business Rates for the year 2025/2026 is 49.8p in the £.

Water and wastewater rates are also payable.

# Make an enquiry

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## PRICE

Offers in the region of £300,000 are invited for our client's heritable (freehold) interest in the property.

Alternatively, the client may consider selling the commercial unit and residential element separately. Further details are available upon request.

## COSTS

Each party will be responsible for their own costs. Any ingoing Purchaser will be responsible for their own legal costs. Any ingoing Purchaser will be responsible for the payment of LBTT and registration dues.

## ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on Purchaser. Once an offer has been accepted, the prospective Tenant(s)/ Purchaser(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



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