

TO LET

CITY CENTRE RETAIL UNITS



THE GALLERIA SHOPPING CENTRE, LANGSTANE PLACE, ABERDEEN

- CITY CENTRE LOCATION
- FROM 2 YEAR LEASE TERMS AVAILABLE
- RENTAL FROM £5,000 PA INCLUSIVE OF SERVICE CHARGE
- SPACE AVAILABLE FROM 55.18M² (594FT²)
- POTENTIALLY 100% RATES RELIEF AVAILABLE TO QUALIFYING TENANTS

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

Tel: 01224 202 800

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LOCATION:

The subjects are in a central position on Langstane Place, midway between Bon Accord Street and Dee Street within the heart of the city centre. Furthermore, the subjects are located a short distance from Union Street which represents Aberdeen's primary retailing thoroughfare. The subjects therefore provide good levels of footfall and excellent access to public and private transport links. The property also benefits from its close proximity to Justice Mill Lane where a number of the cities licenced premises reside.

DESCRIPTION:

The subjects comprise a ground floor shopping centre located within a substantial three storey and attic, corner terraced building of solid granite stonework and a timber framed pitched roof over. The centre occupies a prominent corner of Langstane Place and Bon Accord Street with entry to the unit by way of a recessed entrance to the western corner of the building. Internally the centre feature an attractive central mall from which entry is available to each of the available units.

Unit 3 Internally the unit is laid out to provide retailing accommodation together with staff/office space towards the rear of the property. The property benefits from security roller shutter doors.

Unit 4 Internally the property has been split to provide a front retailing section and a further two internal offices and benefits from aluminium glazed windows towards the rear.

Unit 7 Internally the property provides a large retailing area towards the front of the property, stud partition walls are in place to provide a large changing room area.

Unit 8 Internally the property provides reasonable retailing space with toilet to the rear. Access to the property is provided from the Galleria main hallways with secondary access from Langstane Place.

ACCOMMODATION:

The subjects provide the following accommodation.

Accommodation	M	FT
Unit 3	74.14	798
Unit 4	66.52	716
Unit 7	55.18	594
Unit 8	55.18	594
Total	251.02	2,702

The above mentioned floor areas have been calculated on a Net Internal Area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

LEASE TERMS:

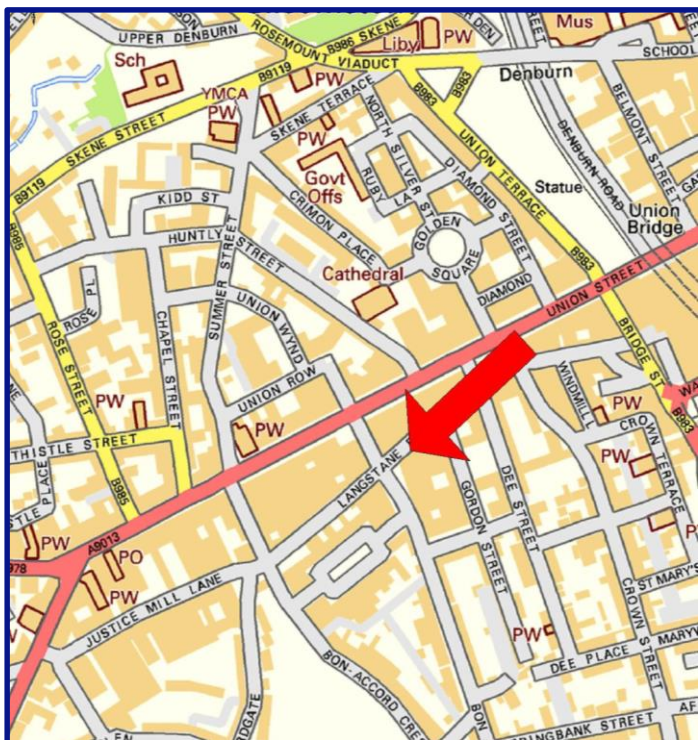
Our clients are seeking to lease the premises for a negotiable period from 1 year upwards on Full Repairing and Insuring terms. Any medium to long term lease durations will be subject to periodic upward only rent review provisions.

RENTAL:

Rental from £5200 PA inclusive of service charge.

ENERGY PERFORMANCE CERTIFICATE:

Further information and a recommendation report is available to seriously interested parties upon request.



VAT:

All figures quoted are exclusive of VAT at the prevailing rate.

RATING:

The subjects are entered in the Valuation Roll at a Rateable Value of:

Unit 3 – £10,500
Unit 4 – £9,900
Unit 7 – £8,300
Unit 8 – £8,300

100% Rates relief may be available to qualifying tenants via the small business rates relief.

LEGAL COSTS:

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT and Registration dues where applicable.

VIEWING:

For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors
35 Queens Road, Aberdeen, AB15 4ZN
Publication Date: April 2018
Contact: Alistair Nicol
Email: alistair.nicol@shepherd.co.uk
Tel: 01224 202 836

