

To Let



Newly Refurbished First Floor Office Suite Within Popular Westhill Shopping Centre

Suite 1
Westhill Shopping Centre
Westhill
Aberdeenshire

92.5 sq.m (996 sq.ft)



FG Burnett

Call 01224 572661
www.fgburnett.co.uk



Location

Westhill is situated approximately 6 miles West of Aberdeen City Centre and is widely recognised as a global centre of excellence for subsea engineering. The town has been subject to significant development in recent years with that trend set to continue.

Westhill Shopping Centre is located in the heart of the town with occupiers including M&S Foodhall, Greggs, Home Bargains, Lloyds Pharmacy and Costa. An Aldi Supermarket is also located towards the rear of the shopping centre. The shopping centre and office accommodation has provision for 314 customer car parking spaces.

Description

The accommodation comprises a bright and newly refurbished first floor office suite under a pitched and tiled roof. Access to the common areas is via an entrance fronting the car park. Refurbishment to the accommodation includes suspended ceiling, comfort cooling, central heating, new carpeting and repainted and decorated throughout.

In addition the entrance lobby, common corridors, ladies and gents WCs and common tea preparation area have all undergone refurbishment.

Floor Areas

The subjects have been measured in accordance with the IPMS3 RICS Code of Measuring Practice (First Edition 2015):-

First Floor	92.5 sq.m	(996 sq.ft)
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Lease Terms

The office suite is available on a new Full Repairing and Insuring lease term for a period to be agreed. Any longer term leases to incorporate periodic upwards only rent reviews.

Rent

£12,000 per annum.

Service Charge

There is a development service charge payable by the tenant in relation to the maintenance, servicing and management of the common parts of the development. Details of the service charge figure are available from the leasing agent.

Rateable Value

The Valuation Roll shows a Rateable Value of £8,900.

If this is your only property, under the Small Business Bonus Scheme, an occupier may be eligible for 100% relief. Should you occupy more than one property, the cumulative Rateable Values of your property fall on or below £35,000 RV, then there is a possibility that you can benefit from 25% relief on each property, providing that individually they are below £18,000.

VAT

VAT will be payable at the standard rate on all monies due.

EPC

A copy of the Energy Performance Certificate is available from the letting agent.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any transactional property tax incurred and Registration Dues applicable.

Entry

On conclusion of all legalities.

Viewing & Offers

Viewing is strictly by arrangement with the sole letting agent to whom all offers should be submitted in Scottish Legal Form.

Contact

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Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

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