

TO LET

# PRIME RETAIL UNIT ABERDEEN

Unit 8, Trinity Centre



## Key Highlights

- Aberdeen is Scotland's third largest city with an estimated catchment of 505,000 people.
- The Trinity Centre is located on Union Street, the city's main retailing thoroughfare with the main entrance being adjacent to Primark.
- The centre is anchored by Debenhams and other occupiers include Superdrug, Trespas, Holland & Barrett and Greggs.
- The centre benefits from strong footfall travelling between Union Street and Union Square, and the bus and railway stations.

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## Accommodation

The property is arranged over ground and first floor levels and has the following approximate floor areas:

Ground	1,305 sq ft	121.2 sq m
First Floor	1,972 sq ft	183.2 sq m

## Rent

Further details available on request.

## Tenure

The premises are available on a new Full Repairing and Insuring lease.

## Rates

The property is entered into the valuation role as follows:

Rateable Value:	£60,000
UBR (2020/21):	£0.516
Rates Payable:	£30,960 pa

(Interested parties are advised to make enquiries with the Local Authority.)

## Service Charge

The service charge for the current year is approximately £50,035 per annum.

## Legal Costs

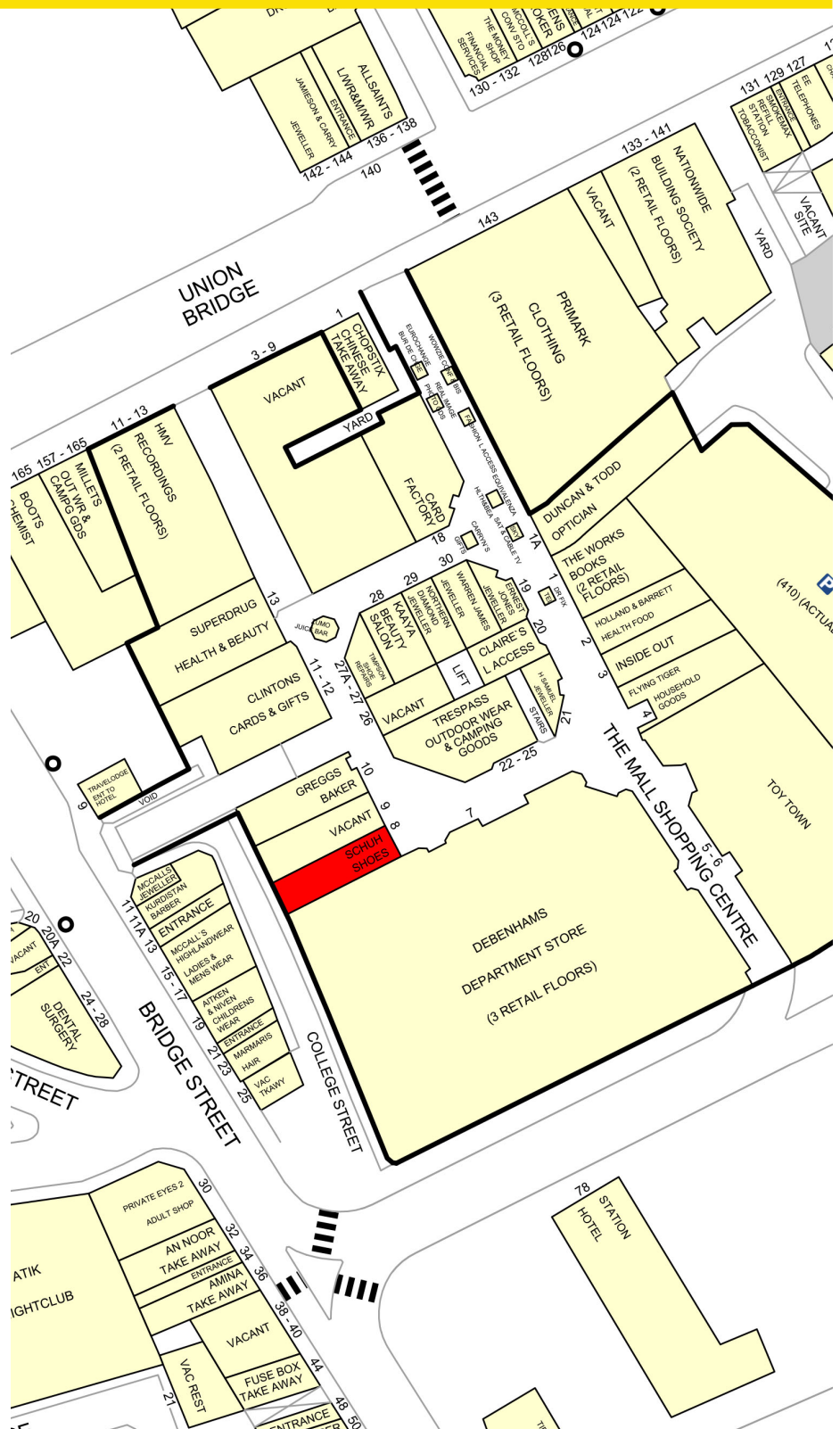
Each party to be responsible for their own legal and professional costs incurred in this transaction.

## EPC Rating

Rated D - Full Energy Performance Certificate available on request.

## Further Information and Viewing

Further information is available upon request. Viewing is strictly by appointment with Savills.



## Contact

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