

# To Let



Prominent Retail Unit With Class 3 (Coffee) Planning Consent

Units 21 & 22  
Westhill Shopping Centre  
Aberdeen

165.5 sq.m (1,780 sq.ft)



**FG Burnett**

**Aberdeen Office**

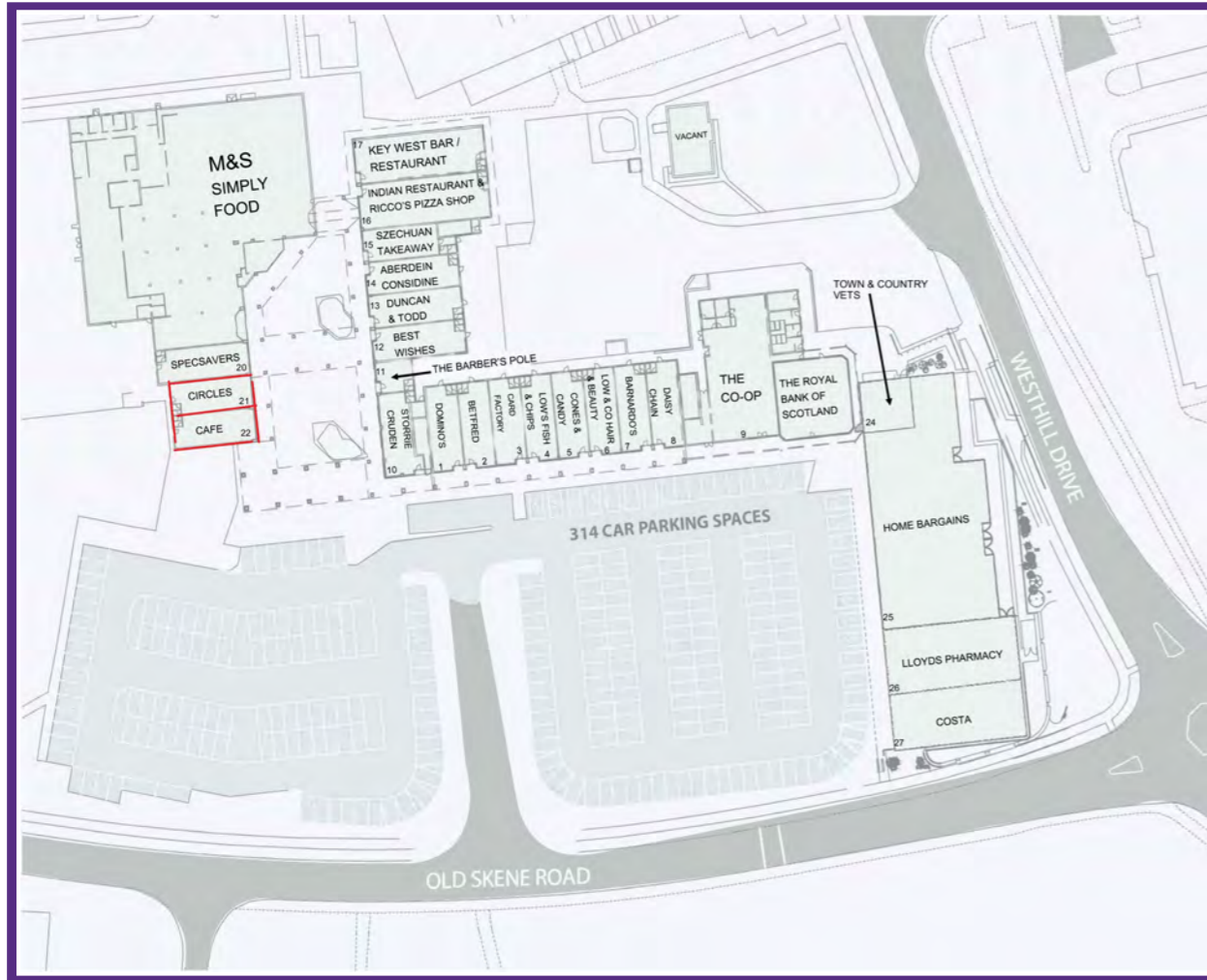
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### Location

Westhill is an affluent suburb of Aberdeen, situated 7 miles west of the city centre, with a resident population of around 12,000 and a substantially larger catchment population.

The unit forms part of the Westhill Shopping Centre which is the main retailing destination in the town centre and is home to **Marks & Spencer Simply Food, Costa, Home Bargains, Dominos and Specsavers.**

The unit is available as existing or could be sub-divided to provide 2 smaller retail units.

### Description

The subject forms the ground floor of a brick and timber constructed retail unit within Westhill Shopping Centre. There is a modern shop front of aluminium and timber construction with double glazed windows and doors. The unit has two entrances and the ability to subdivide.

Internally, the unit is fitted out providing sales/customer area, male and female toilets, a small staff area/store and a kitchen area. There is a fire exit to the rear within each unit

### Lease Terms

The property is available on a new full repairing and insuring lease, incorporating five yearly rent reviews.

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

### Rent

Combined Units: £47,000 p.a.

Sub-divided: £25,000 p.a for each unit.

### EPC

The EPC for the property is C+. A copy of the EPC certificate is available from the letting agents.

### Rateable Value

The Valuation Roll shows a rateable value (for unit as existing) at £34,000 effective 1st April 2017 (subject to appeal). If the units were to be let individually they would require to be reassessed.

### Service Charge

Details of the annual service charge are available from the letting agent.



### Contact

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