

# TO LET

UNIT 15 GROUND FLOOR 1,030 SQ FT (95.7 SQ M)

SUPERB RETAIL OPPORTUNITY



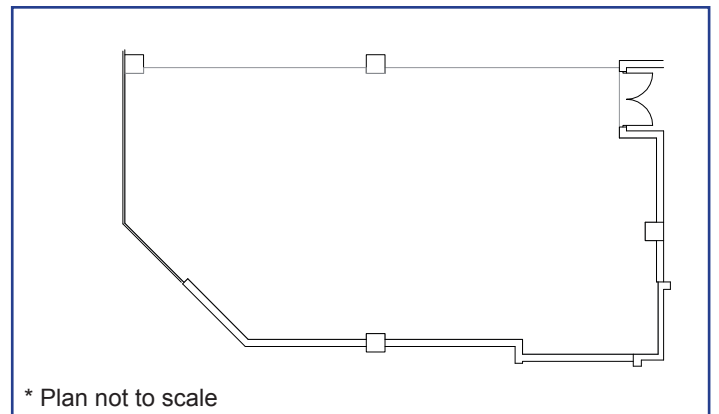
## LOCATION

The Bon Accord & St Nicholas centres comprise the established prime shopping location for the City of Aberdeen. Aberdeen is the major retail centre for the people of North East Scotland. The city has a catchment of over 400,000 people with 52% of the core catchment being the more affluent AB and C1.

The Bon Accord Centre, which has recently undergone a major refurbishment, benefits from footfall averaging over 270,000 people per week making it one of Scotland's busiest shopping locations.

Tenants include John Lewis, M&S, Topshop, River Island, Next, New Look, Kurt Geiger, Jigsaw, Hobbs, Phase Eight and Disney Store, along with restaurants Pret a Manger, Ed's Easy Diner, Yo! Sushi and Di Maggios.

## FLOOR PLAN



BON ACCORD  
&  
ST NICHOLAS

## DESCRIPTION

Unit 15 occupies a prime location on the lower mall between JoJo Maman Bebe and Phase Eight. Other occupiers nearby include Hobbs, Jigsaw and Kurt Geiger.

The unit is a ground floor lock up shop extending to the following approximate floor areas:

|              |             |           |
|--------------|-------------|-----------|
| Ground floor | 1,030 sq ft | 95.7 sq m |
|--------------|-------------|-----------|

## RENT

£70,000 per annum exclusive of VAT.

## TERMS

A new full repairing and insuring lease incorporating upward only rent reviews.

## RATEABLE VALUE

The Valuation Roll shows a Rateable Value for the property of £52,000 effective from 1st April 2017. (Each new occupier has the right of appeal against this figure.) Based on the rates poundage of 46.6p, (plus large property supplement of 2.6p) this value will result in an estimated rates liability in financial year 2017/18 of £25,584.

## SERVICE CHARGE

For the current year (2016/2017) the service charge payable is estimated at £12,078 per annum.

## EPC

EPC Rating = C

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with the transaction. The incoming tenant will be responsible for LBTT, registration dues, etc in connection with the lease.

## ENTRY

By agreement, on conclusion of all legalities.



BON ACCORD



ST NICHOLAS

bonaccordandstnicholas.com

*it all comes together \_*

### Further Information



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