



WITHIN BUSY SUBURBAN SHOPPING CENTRE  
CAPABLE OF SUB DIVISION

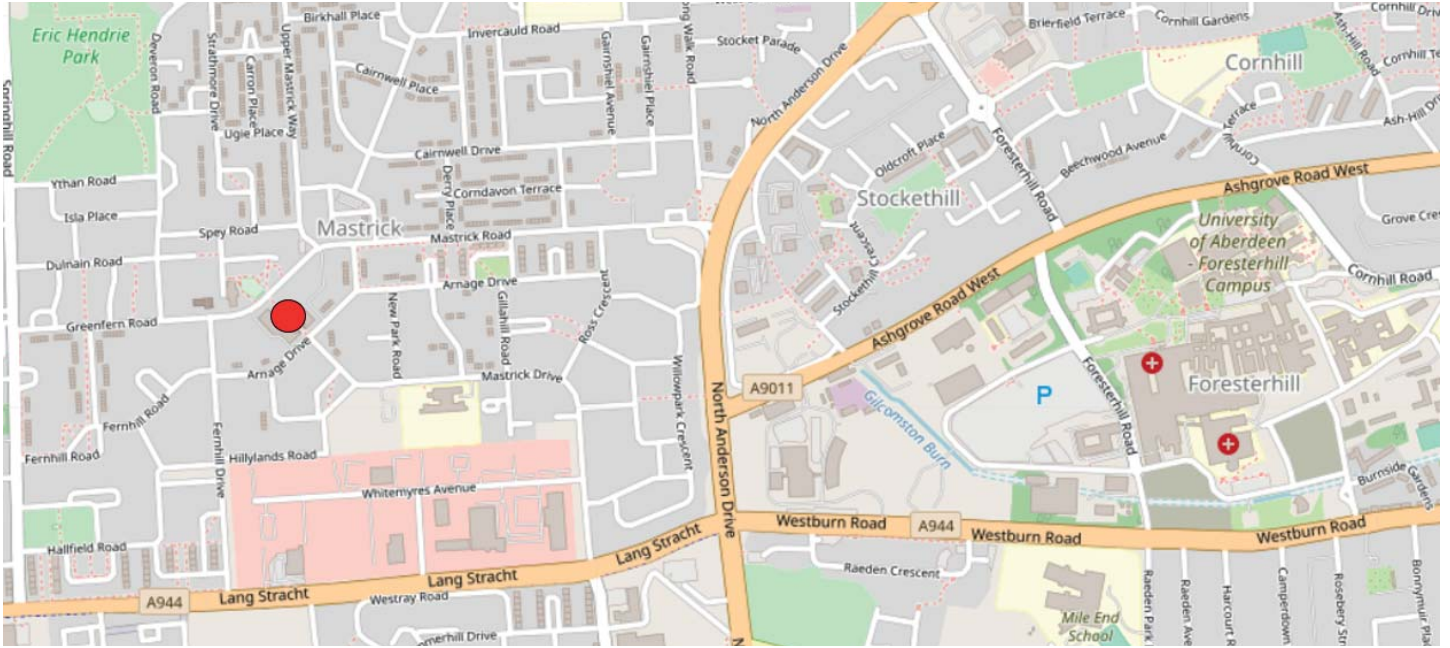


TO LET  
Units 2/3, Mastrick Shopping Centre

Greenfern Place, Aberdeen, AB16 5PY | 156.53 sq.m (1,685 sq.ft)

To request a viewing call us on 01224 572661

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## WITHIN BUSY SUBURBAN SHOPPING CENTRE CAPABLE OF SUB DIVISION

### LOCATION

The property is located within Mastrick Shopping Centre on Greenfern Place. Mastrick Shopping Centre is the main retail location within the residential area of Mastrick located approximately 2 miles to the North West of Aberdeen City Centre. The property is prominently situated on the East side of Greenfern Place close to the main entrance to the Shopping Centre.

Within the Shopping Centre there are national occupiers such as William Hill, Coral, Semi-Chem, Boots Pharmacy, Indigo Sun and Subway. There are also a number of local occupiers.

### DESCRIPTION

The subjects form a single storey retail unit within a brick built shopping parade. There are timber framed display windows incorporating a single customer entrance door.

Internally, the accommodation provides a main sales area with office and staff welfare facilities. The accommodation can be split into two units.

### FLOOR AREA

The following approximate net internal area has been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Ground Floor	156.53 sq.m	1,685 sq.ft
<b>Total</b>	<b>156.53 sq.m</b>	<b>1,685 sq.ft</b>



## RENT

On application.

## RATEABLE VALUE

£27,250 effective 1 April 2017.

## RATES DETAIL

Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

## LEASE TERMS

The property is available on full repairing and insuring terms for a duration to be agreed. Any longer term lease will incorporate upward only rent reviews. A service charge regime is in operation.

## EPC RATING

A copy of the EPC is available on request from the letting agents.

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## VAT

Any figure quoted is exclusive of VAT.

## LEGAL COSTS

Each party will bear their own legal costs associated with the documentation of the transaction. The ingoing tenant will be responsible for any LBTT and Registration Dues applicable.

## ENTRY

By agreement upon conclusion of all legalities.

## VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

### RICHARD NOBLE

t. 01224 597528

e. richard.noble@fgburnett.co.uk

### DANIEL MITCHELL

t. 01224 597539

e. daniel.mitchell@fgburnett.co.uk

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