

# Ryden

## TO LET

RETAIL UNIT WITHIN POPULAR  
SHOPPING CENTRE  
145.98 SQ M (1,571 SQ FT)



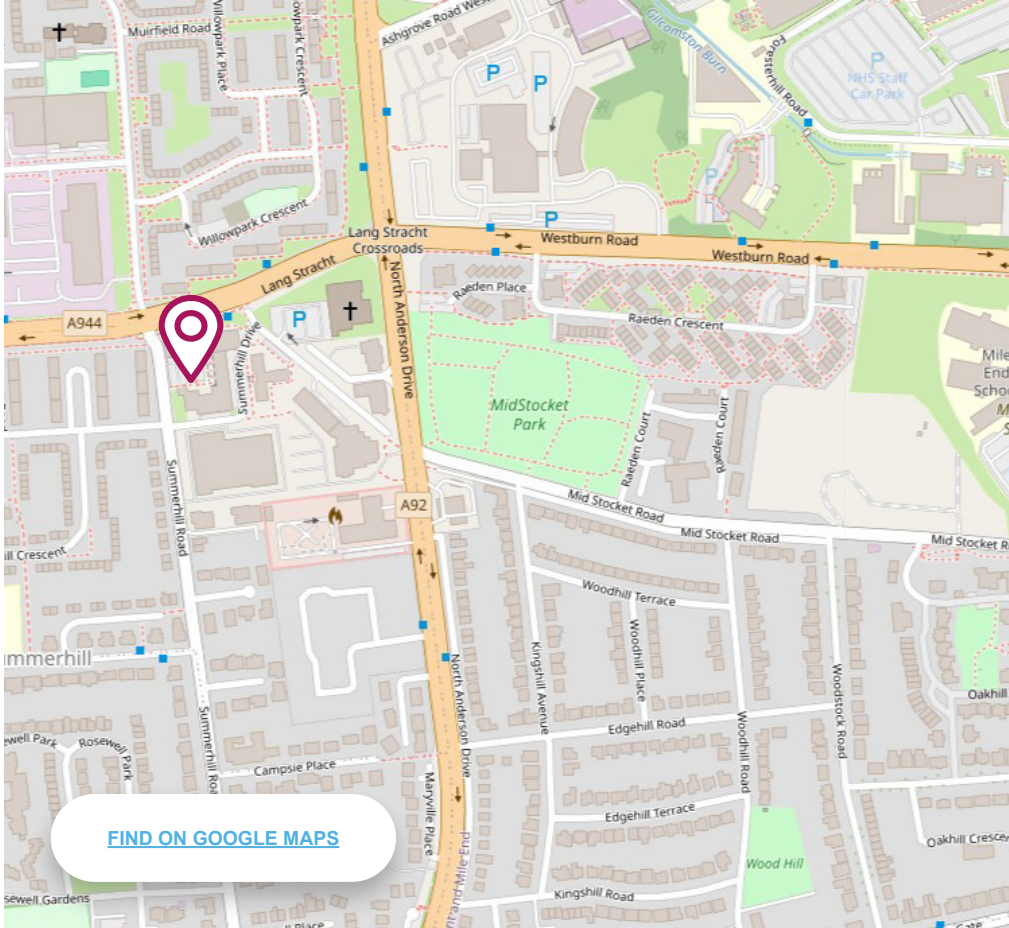
UNIT 1 & 2  
SUMMERHILL COURT  
ABERDEEN  
AB15 6TT

POPULAR NEIGHBOURHOOD  
SHOPPING CENTRE

AMPLE COMMUNAL CAR  
PARKING FACILITIES

SUITABLE FOR A  
VARIETY OF USES

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**LOCATED  
APPROXIMATELY  
2 MILES NORTH-  
WEST OF THE  
CITY CENTRE**



## LOCATION

Summerhill Court Shopping Centre is located on the east side of Summerhill Road close to its junction with the Lang Stracht.

It is located approximately 2 miles north-west of the city centre and less than 0.2 miles from the city's main ring road, Anderson Drive (A92), providing easy access to all parts of the city.

The unit itself occupies a prominent position on the south side of the Lang Stracht, benefiting from visibility to passing traffic.

Occupiers within Summerhill Court Shopping Centre include; Domino's Pizza, Papa Johns Pizza, Autosave Components and Dickies Pharmacy.

## DESCRIPTION

The subjects comprise a single storey corner retail unit with an aluminium-framed and glazed frontage with traditional signage fascia above. Access is provided via two pedestrian entrance doorways to the front.

Internally, the unit provides an open plan sales area to the front, with a tea prep, office, and WC's located to the rear. Floors are predominantly wooden with painted plasterboard lined walls and a suspended ceiling grid over. The ceiling incorporates LED panel lights, CCTV security cameras, and a cassette air conditioning unit.

## ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we calculate the approximate net internal areas, to be as follows:-

DESCRIPTION	SQ M	SQ FT
<b>GROUND FLOOR</b>	145.98	1,571

## RENT

Upon application.

## LEASE TERMS

The landlord is willing to consider flexible periods under Full Repairing & Insuring terms. Any medium to long term lease terms will provide periodic rent reviews.

## EPC

The subjects have an EPC Rating of ?. A copy of the EPC and Recommendations Report can be provided upon request.

## RATAEABLE VALUE

The subjects are currently entered in the current Valuation Roll with a Rateable Value of £21,750.

## SERVICE CHARGE

It should be noted that any ingoing tenant will be liable for a service charge for the upkeep of the common areas within the estate.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

## ENTRY

Upon agreement.

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# GET IN TOUCH

Please get in touch with our letting agent for more details.

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# Ryden

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the Agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the regulations.

July 2026

