

To Let



Restaurant/Leisure Opportunity

Unit 7
Queens Links Leisure Park
Aberdeen
AB24 5EN

387 sq.m (4,167 sq.ft)



FG Burnett

Call 01224 572661
www.fgburnett.co.uk



List of Units

1	Cineworld	6	Pizza Hut	11	Dunelm Mill	16	Home Bargains	21	Asda
2	Codonas	7	Bella Italia	12	Pagazzi Lighting	17	Wren		
3	Frankie & Benny's	8	Vacant	13	Aldi	18	D W Sports		
4	TGI Fridays	9	The Range	14	Poundworld	19	Pets at Home		
5	Chiquitos	10	Burger King	15	Smyths Toys	20	Brantano		

Location

Queens Links Leisure Park forms part of the well established leisure and retail destination at Aberdeen Beach. Occupiers include Cineworld, Codonas Amusement Park, Burger King, TGI Fridays, Frankie & Benny's and Pizza Hut. The Range have opened a 60,000 sq.ft retail warehouse immediately next to the subjects which includes an entrance from the beach front. The Boulevard Retail Park is closeby where occupiers include Asda, Home Bargins, Smyths Toys, Pets at Home and DW Sports & Fitness. The leisure park is within walking distance from Aberdeen City Centre and benefits from regular public transport services.

Description

The premises comprise open plan resturant/leisure space within a modern development. Build over two floors, unit 7 offers flexible accomodation with staff and toilet facilities already in place.

Car Parking

The development benefits from excellent car parking with 938 spaces provided for the leisure park alone. Additional parking is also available on the beach front.

Floor Areas

Beach Front Level	193.5 sq.m	(2,084 sq.ft)
Lower Level	193.5 sq.m	(2,083 sq.ft)
Total	387 sq.m	(4,167 sq.ft)

The above floor areas have been calculated in accordance with the RICS Code of Measuring Practice (6th Edition).

Rateable Value

The Valuation Roll shows a rateable value of £56,000 effective from 1 April 2017 (subject to appeal).

Any new occupier has a right of appeal against the Rateable Value shown. In addition, a new occupier may be entitled to relief from rates under various schemes currently in force. Further information is available from your FG Burnett contact or from the Aberdeen City Council website (<https://www.aberdeencity.gov.uk/services/business-and-licensing>).

Service Charge

There is a service charge for the property. An estimate is availble from the letting agents.

Rent

On Application.

EPC

The Property has an EPC rating of "G". Certification can be obtained from the letting agents.

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 arrangement and upon conclusion of legal formalities.

Viewing & Offers

Viewing is strictly by arrangement with the sole letting agent. All offers should be submitted in Scottish Legal Form.

Contact

Richard Noble
01224 597528
richard.noble@fgburnett.co.uk





Aberdeen Office

33 Albyn Place, Aberdeen AB10 1YL
T: 01224 572661

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