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TO LET

CITY CENTRE RETAIL UNIT WITH CLASS 3 USE



UNIT 12
SUMMERHILL COURT SHOPPING CENTRE
LANG STRACHT
ABERDEEN
AB15 6TW

For further information
or to arrange a viewing,
please contact the letting
agents

Floor space:
76.18 sq m (820 sq ft)

Contact:
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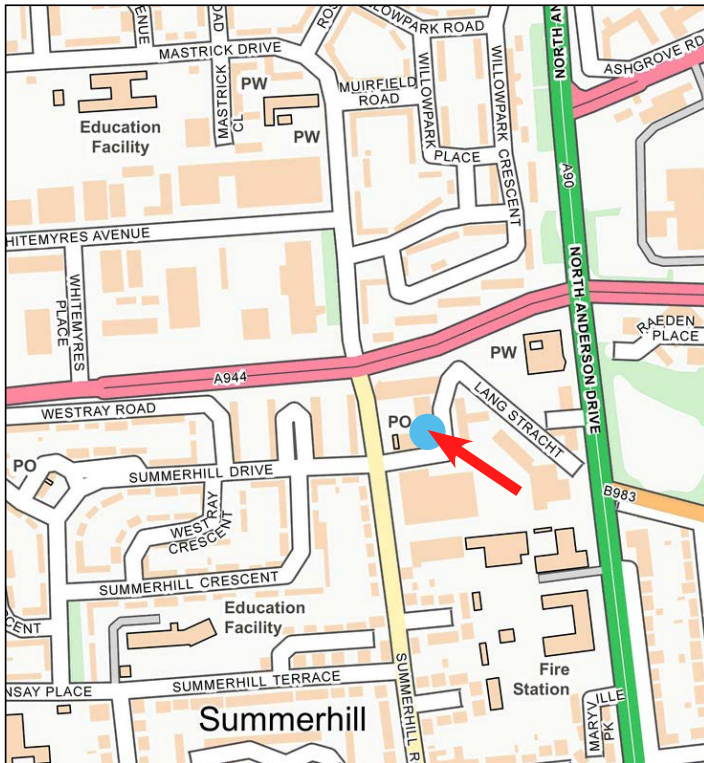
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Location:

Summerhill Court is located on the south side of the Lang Stracht close to its junction with North Anderson Drive. The development comprises of 17 shop units and is an established focus of local shopping services in the Summerhill area.

Neighbouring occupiers within the shopping centre include; Farmfoods, William Hill, Papa John's, Autosave Components, DPK Foods, Summerhill Pharmacy and a barber shop.

The exact location is shown on the Street Plan above.

Description:

The subjects comprise a prominent retail unit of block work construction forming part of the retail development surrounding a central courtyard/parking area.

The shop has a timber and glass frontage with sign fascia above and delivery access to the rear.

Internally, the premises comprise ground floor sales and storage areas. The sales area has painted plasterboard lined walls and tiled flooring throughout. Artificial lighting is provided throughout by surface mounted fluorescent fitments. The unit benefits from a 3 phase power supply.

The rearmost section of the ground floor has a painted plasterboard finish and benefits from WC facilities.

Accommodation:

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following net internal floor areas derived: -

Ground Floor	76.18 sq m	(820 sq ft)
Gross Frontage	5.43 m	(17'10")
Shop Depth	14.9 m	(48'10")

Rateable Value:

We are advised that the subjects are currently entered in the Valuation Roll, from 1 April 2017, as follows:-

NAV/RV: £11,250

The prospective tenant may qualify for 100% business rates relief if qualifying for the Small Business Bonus Scheme (SBBS).

Lease Terms:

Our clients are seeking to lease the premises on full repairing and insuring terms at a rental of £14,000 per annum and are prepared to be flexible regarding lease length.

Service Charge:

It should be noted that any ingoing tenant will be liable for a Service charge fee for the management of the upkeep of the common areas.

Energy Performance Certificate (EPC):

The subjects have an EPC Rating of E.

A copy of the EPC and the Recommendation Report can be provided upon request.

VAT:

Unless otherwise stated, all prices, premiums and rents quoted are exclusive of VAT.

Legal Costs:

Each party will be responsible for their own costs incurred in the transaction, however, the ingoing tenant will be liable for the LBTT and registration dues, if applicable.

Viewing:

To arrange a viewing or for further information, please contact:

Ryden LLP
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AB10 1YL

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June 2019