

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 Bargains, 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 restaurant/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).

You may be eligible for 100% relief for a period of 12 months. NB in order to benefit the premises must have been vacant for a minimum period of 6 months and an application for vacant relief has had to been made in this period.

Service Charge

There is a service charge for the property. An estimate is available 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	David Henderson
01224 597528	01224 597538
richard.noble@fgburnett.co.uk	david.henderson@fgburnett.co.uk



Aberdeen Office

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

www.fgburnett.co.uk