

Trinity Centre, Aberdeen

Unit 9

To Let



Location

Aberdeen is Scotland's third largest city and is within a 3 hour drivetime from both Glasgow and Edinburgh. The city benefits from an estimated catchment of 505,000 (Promis). The Trinity Centre is ideally situated off the main thoroughfare of Union Street, the city's main retail parade. The Centre comprises around 34 retail units anchored by Debenhams and adjacent to Primark. Other key retailers include **Waterstones, HMV, Superdrug, Trespas and Schuh.**

Accommodation

The subjects are situated opposite Trespas and next to Schuh and Greggs and comprise the following approximate areas:-

Ground Floor	1,134 sq ft	105.35 sq m
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Rent

On application.

Service Charge

The current Service Charge is estimated at £16,163 per annum.

Rates

The Local Assessors Department advise that the proposed Rateable Value effective April 2017 will be £47,250.

Proposed Rates Payable for 2017/18 are £22,019 per annum.

(Interested parties are advised to make enquiries with the Local Authority)

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

EPC Rating F. Full report available on request.

Viewing & Further Information

Strictly by prior arrangement only with:

Isla Monteith

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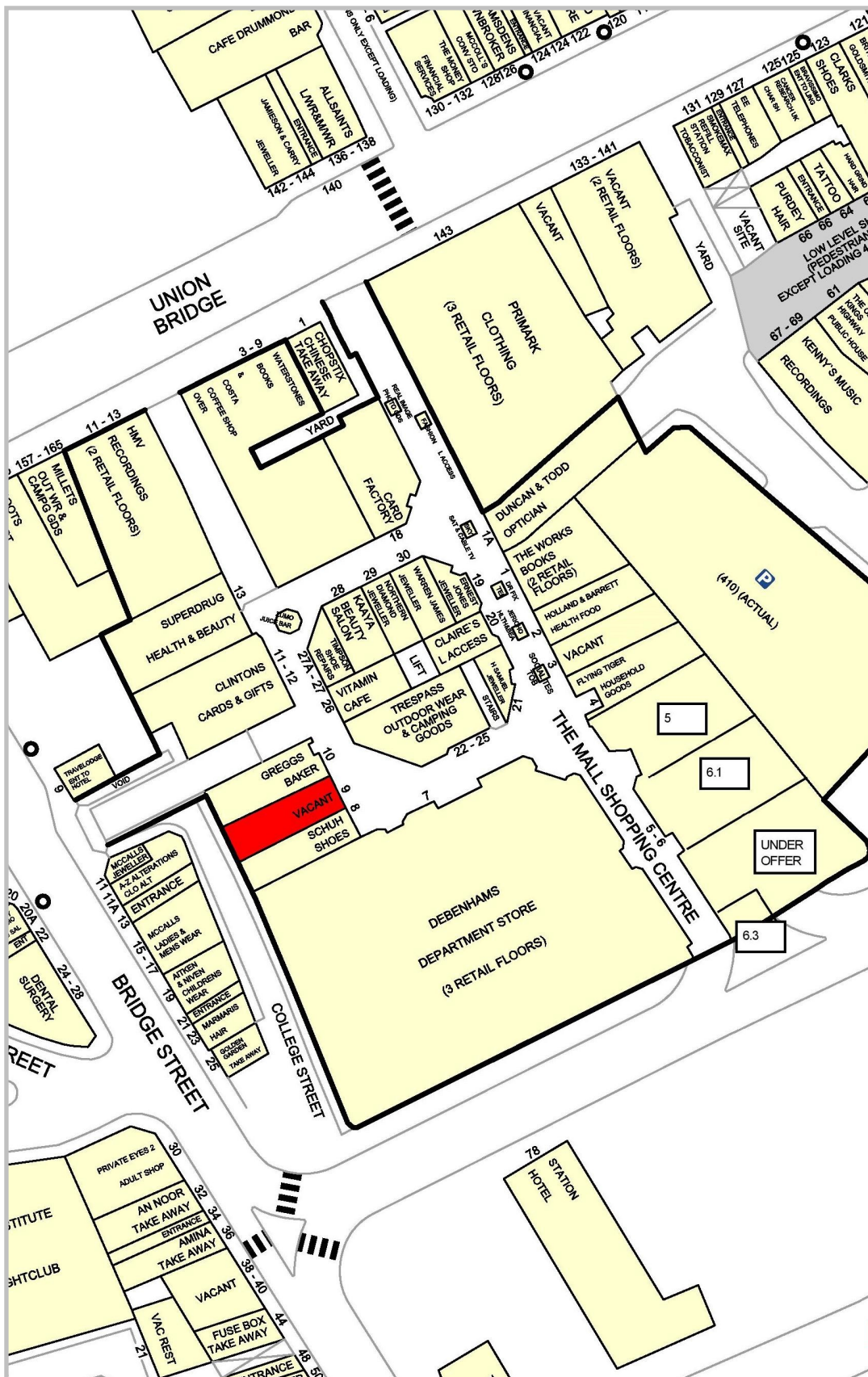
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