

Culverwell

PROPERTY CONSULTANTS

LEASE FOR SALE

RETAIL PREMISES

UNIT 1, BON ACCORD CENTRE ABERDEEN AB25 1HZ

LOCATION

Aberdeen is Scotland's third largest city and is regarded as the oil capital of Europe with a population of over 215,000 people and an estimated catchment in excess of 500,000 people. Aberdeen is the primary regional business and shopping destination for the north east of Scotland, situated approximately 121 miles north of Edinburgh and 70 miles north of Dundee.

Anchored by John Lewis, Next, M&S and New Look, the Bon Accord & St Nicholas Centre provides over 60 stores arranged over 750,000sqft of retail space and benefits from footfall averaging 270,000 people per week. The main entrance to the Centre is located at Schoolhill, where the St Nicholas Shopping Centre acts as a gateway to and from Union Street.

The premises are situated at the Centre's entrance with nearby occupiers including **Vision Express, Vodafone, O2, Build a Bear Workshop, Boots the Chemist and The Carphone Warehouse.**

DESCRIPTION

The unit comprises a small kiosk with an open frontage to the Mall.

ACCOMMODATION

The main dimensions and net internal areas are as follows:

Internal Width	23 ft 4 ins	7.1 m
Internal Depth	12 ft 6 ins	3.80 sqm
Ground Floor	231 sqm	21.46 sqm

RATING

We are verbally advised by the local Assessors department that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£31,500
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.426



RENT

£35,000 per annum payable quarterly in advance.

LEASE TERMS

The premises are held on a full repairing and insuring lease expiring 28 September 2019 subject to 5 yearly rent reviews. The next review is due on 29 September 2014.

TERMS

Offers are invited for our clients leasehold interest.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the incoming tenant being responsible for stamp duty land tax, registration dues and VAT incurred thereon.

ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: James Godfrey
Tel: 0131 226 6611
Email: james@culverwell.co.uk



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