

# TO LET

UNIT 12 A/B GROUND FLOOR 820 SQ FT (76.0 SQ M)

SUPERB RETAIL OPPORTUNITY



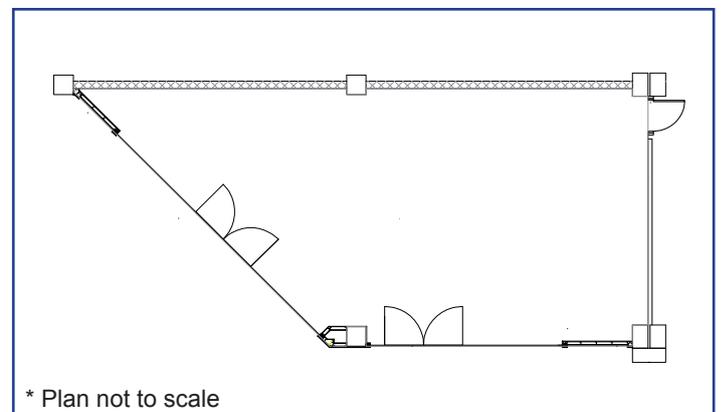
## LOCATION

The Bon Accord & St Nicholas centres comprise the established prime shopping location for the City of Aberdeen. Aberdeen is the major retail centre for the people of North East Scotland. The city has a catchment of over 400,000 people with 52% of the core catchment being the more affluent AB and C1.

The Bon Accord Centre, which has recently undergone a major refurbishment, benefits from footfall averaging over 270,000 people per week making it one of Scotland's busiest shopping locations.

Tenants include John Lewis, M&S, Topshop, River Island, Next, New Look, Kurt Geiger, Jigsaw, Hobbs, Phase Eight and Disney Store, along with restaurants Pret a Manger, Yo! Sushi and Di Maggios.

## FLOOR PLAN



\* Plan not to scale

BON ACCORD  
&  
ST NICHOLAS

## DESCRIPTION

Unit 12 A/B occupies a prime location on the lower mall between Radley and Kurt Geiger. Other occupiers nearby include JoJo Maman Bebe, Jigsaw and Top Shop.

The unit is a ground floor lock up shop extending to the following approximate floor areas:

Ground floor	820 sq ft	76.0 sq m
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## RENT

£90,000 per annum exclusive of VAT.

## TERMS

A new 15 year effective full repairing and insuring lease incorporating upward only rent reviews.

## RATEABLE VALUE

The rates are to be assessed upon the first letting of the unit.

## SERVICE CHARGE

For the current financial year 2016/17 the service charge payable is estimated at £10,621.

## EPC

EPC Rating still to be assessed following the subdivision works.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with the transaction. The incoming tenant will be responsible for LBTT, registration dues, etc in connection with the lease.

## ENTRY

By agreement, on conclusion of all legalities.



BON ACCORD



ST NICHOLAS

bonaccordandstnicholas.com

*it all comes together –*

### Further Information



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