

# TO LET

## UNIT W4 GROUND FLOOR 990 SQ FT (92 SQ M)

### SUPERB RETAIL OPPORTUNITY



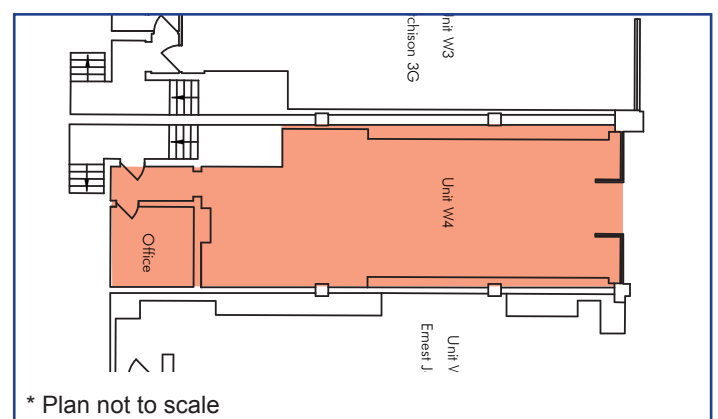
### LOCATION

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



BON ACCORD  
&  
ST NICHOLAS

## DESCRIPTION

Unit W4 occupies a prime location on the ground floor of the St Nicholas Centre, between Ernest Jones and Three Store. Nearby occupiers include Quiz, Sainsbury's, Office Shoes, Holland & Barrett, Card Factory and WH Smith.

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

Ground Floor	990 sq ft	92.0 sq m
Basement	717 sq ft	66.6 sq m
Total	1,707 sq ft	158.6 sq m

## RENT

£100,000 per annum exclusive of VAT.

## TERMS

The subjects are available by way of a new effective full repairing and insuring lease for a term to be agreed.

## RATEABLE VALUE

The Valuation Roll shows a Rateable Value for the property of £73,000 effective from 1st April 2017. (Each new occupier has the right of appeal against this figure.) Based on the rates poundage of 46.6p, (plus large property supplement of 2.6p) this value will result in an estimated rates liability in financial year 2017/18 of £35,916.

## SERVICE CHARGE

For the current year (2017/2018) the service charge payable is estimated at £21,256 per annum.

## EPC

Available on request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with the transaction. The ingoing 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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