

## LEASE AVAILABLE

### Shop Unit

Unit 8 Trinity Centre  
Aberdeen AB11 6BE



#### LOCATION

Aberdeen is Scotland's third largest city with a catchment population of 487,000 persons. It is the principle retail centre for the north east of Scotland and is situated approximately 125 miles north of Edinburgh and 66 miles north of Dundee.

Trinity Centre is located in the centre of Aberdeen and is accessed from Union Street and Aberdeen train station. The subjects are situated adjacent to Debenhams department store.

Nearby occupiers include **Primark, Trespas, Superdrug, Debenhams** and **Argos**.

#### ACCOMMODATION

The unit is arranged over the ground and first floors and extends to the following approximate net internal areas:

Ground Floor	1,289 sq ft	(119.75 sq m)
First Floor	2,057 sq ft	(191.10 sq m)
<b>Total</b>	<b>3,346 sq ft</b>	<b>(310.85 sq m)</b>

#### LEASE

The subjects are held on a 10 year FRI lease expiring on the 12 January 2019.

#### RENT

The passing rent is **£128,600 per annum** exclusive.

#### RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£60,000**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48p, (plus large property supplement of 2.6p) this rateable value will result in an estimated rates liability in financial year 2018/19 of **£30,360**.

#### ENERGY PERFORMANCE CERTIFICATE

EPC Rating = D

#### DATE OF ENTRY

By arrangement.

#### LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

#### VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co.

Kevin Hughes  
0131 558 5142  
khughes@eyco.co.uk



eric young & co

See our website for all available properties:

www.eyco.co.uk



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