



eric young & co

Retail

■ experience ■ judgement ■ service ■

TO LET

Retail/Class 2 Use

1 Fairview Grange, 6 Laurel Drive, Danestone
Aberdeen AB22 8HB

Within busy Tesco Extra Superstore



LOCATION

Aberdeen is Scotland's third largest city, has a buoyant economy and is at the centre of Europe's oil and gas industry. The city has a resident population of approximately 210,000 people and a regional catchment in excess of 500,000.

The property itself is located in the Danestone area which forms part of one of Europe's largest suburbs as being part of the Bridge of Don area, located circa 2 miles to the north west of the city centre. Danestone is a relatively new residential area and the unit itself is located within the Tesco Extra superstore which is the main shopping facility which serves the local community. This forms part of a mini parade at the entrance of the Tesco Extra with adjoining occupiers including **Subway, Indigo Sun, Timpson, Muse Hair, Pink Ginger** and **Nutri-Centres**.

The unit derives all the benefits of the location, free on site car parking and the substantial footfall which is created by the superstore.

ACCOMMODATION

The premises comprise an internal facing single unit shop with excellent display window fronting the main foyer accessing Tesco Extra with rear service corridor facilities. We calculate that the unit extends to the following approximate floor areas:

Net Internal Area	970 sq ft	(90.12 sq m)
Gross Internal Area	1,023 sq ft	(95.04 sq m)

TENURE

The unit is available by way of a new full repairing and insuring lease at a commencing rental of **£26,000 per annum**.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2010 is **£22,000**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48p this rateable value will result in an estimated rates liability in financial year 2015/16 of **£10,560**.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate relates to the entire Tesco Express unit and can be made available subject to request.

DATE OF ENTRY

Available from December 2015 or earlier subject to further discussion.

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

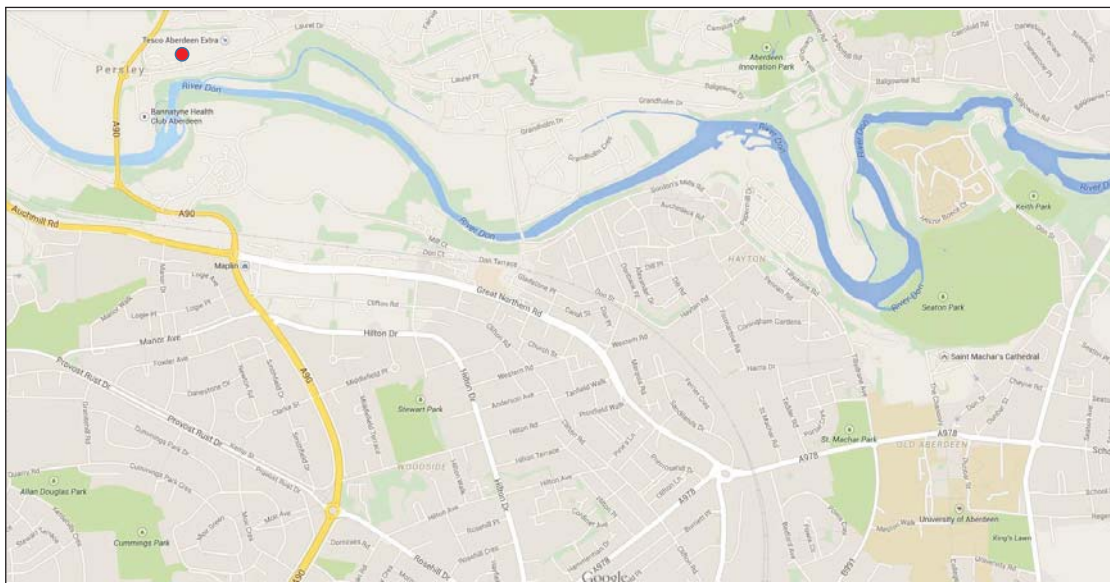
All viewings are strictly by prior arrangement with Eric Young & Co - 0131 226 2641.

Eric Lindgren
0131 558 5103
elindgren@eyco.co.uk

Waverley Gate
2-4 Waterloo Place
Edinburgh EH1 3EG

E: info@eyco.co.uk
F: 0131 558 5101

0131 226 2641
www.eyco.co.uk



Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 39954X
 No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.

EJL/JF/AB542

Date of preparation - 14 April 2015

Messrs Eric Young & Co for themselves and for their client whose agent they are give notice that (1) These particulars are set out as a general outline only for the guidance of intended purchasers or tenants and do not constitute any or part of an offer or contract. (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employment of Messrs Eric Young & Co has any authority to make or give representation or warranty whatever in relation to this property. (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.