

TO LET

UNIT 20 GROUND FLOOR 3,832 SQ FT (358 SQ M)

SUPERB RETAIL OPPORTUNITY



LOCATION

The Bon Accord Centre comprises 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 centre is split into two buildings which effectively join the shopping streets of George Street and Union Street. There are over 70 stores under cover and 460,000 sq ft of retail space, hosting six flagship stores including a 110,000 sq ft **Marks & Spencer**.

- 650,000 people catchment within 1.5 hours drive
- £2.5 billion annual spend on non-grocery retail
- Two universities and colleges with c£50,000 students
- Highest penetration rate in the UK - 76%
- 900 car parking spaces

The occupiers include the largest **Next** store and largest **Boots** beauty hall in Scotland, **Space NK**, **EE**, **Sainsbury's**, and **Waterstones**.

FLOOR PLAN

* Plan not to scale



BON ACCORD

At the Heart of Aberdeen

ACCOMMODATION

The property comprises a ground floor lock-up shop, extending to the following approximate net internal areas:

Ground Floor	3,832 sq ft	358 sq m
--------------	-------------	----------

PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 restricted consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

LEASE

The subjects are available on the basis of a new full repairing and insuring lease.

RENT

Further rental information is available on application

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is

£177,000. (Each new occupier has the right of appeal against this figure).

Based on the higher property rate of 51.6p this rateable value will result in an estimated rates liability in financial year 2021/22 of **£91,332.**

SERVICE CHARGE

For the current year (2020/21) the service charge payable is estimated at **£38,860** per annum.

EPC

Available on request.

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.



FURTHER INFORMATION



Retail:
Ian Whelan
 0131 558 5121
 iwhelan@eyco.co.uk

Alastair Rowe
 0131 558 5140
 arowe@eyco.co.uk

Callum Keane
 0131 558 5107
 ckeane@eyco.co.uk

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



Retail:
Kevin Sims
 0141 204 7708
 kevin.sims@cbre.com

Leisure:
Nigel Costain
 020 7182 2980
 nigel.costain@cbre.com

EYCO LLP / CBRE on their behalf and for the Vendors or Lessors of this property, whose Agents they are, give notice that: These particulars are set as a general outline only for guidance to intended Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of EYCO LLP / CBRE has any authority to make any representation of warranty whatsoever in relation to the property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

CK/DOC/AB591. Date of publication: 16 November 2021