

TO LET

UNIT 29 GROUND FLOOR 934 SQ FT (87 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

Unit 29 occupies a prime location on the lower mall of Bon Accord between **Thomas Cook** and **Build a Bear**. Other occupiers nearby include **Boots**, **Waterstones**, **Swarovski**, **EE** and **Vision Express**.

ACCOMMODATION

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

Ground Floor	934 sq ft	87 sq m
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Remote storage of 110 sq ft (10 sq m) is available if required.

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

Rent 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 **£106,000**. (Each new occupier has the right of appeal against this figure).

Based on the higher property rate of 52.4p this rateable value will result in an estimated rates liability in financial year 2022/23 of **£55,544**.

SERVICE CHARGE

For the year 2019/20 the service charge payable is estimated at **£10,988** per annum.

EPC

EPC Rating = C

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



0131 226 2641
www.eyco.co.uk

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 471 9476
kevin@simsproperty.co.uk



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