

TO LET

UNIT 46 UPPER FLOOR 1,545 SQ FT (144.5 SQ M)

SUPERB RETAIL OPPORTUNITY



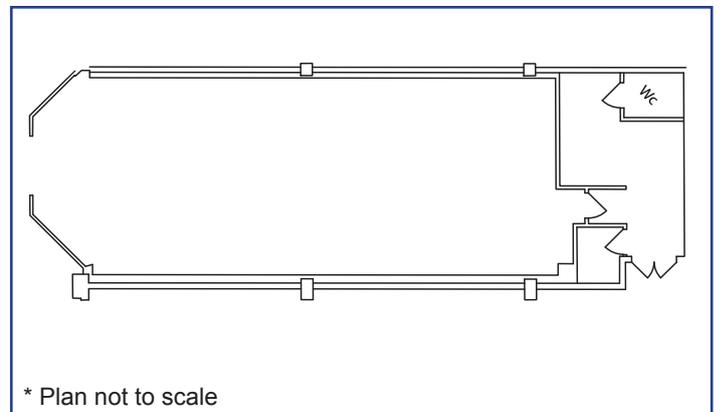
LOCATION

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, Ed's Easy Diner, Yo! Sushi and Di Maggios.

FLOOR PLAN



BON ACCORD
&
ST NICHOLAS

DESCRIPTION

Unit 46 occupies a prime location on the upper mall of Bon Accord between Pret a Manger and Laura Ashley. Other occupiers nearby include Next, New Look, John Lewis and Boots.

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

Ground floor	1,545 sq ft	144.5 sq m
--------------	-------------	------------

Remote storage of 213 sq ft (20 sq m) is available if required.

RENT

£55,000 per annum exclusive of VAT.

TERMS

A new 15 year effective full repairing and insuring lease incorporating upward only rent reviews.

Alternatively, offers for a shorter term arrangement may be considered.

RATEABLE VALUE

The Valuation Roll shows a Rateable Value for the property of £49,000 effective from 1st April 2017. (Each new occupier has the right of appeal against this figure.) Based on the rates poundage of 48p this value will result in an estimated rates liability in financial year 2018/19 of £23,520.

SERVICE CHARGE

For the current year (2017/2018) the service charge payable is estimated at £16,368 per annum.

EPC

EPC Rating = F+

LEGAL COSTS

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



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

Tom Forster
0131 558 5130
tforster@eyco.co.uk



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

Callum Mortimer
0131 243 4153
callum.mortimer@cbre.com

Eric Young & Co / 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 Eric Young & Co / 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.