TO LET

MSU1 BON ACCORD, ABERDEEN

SUBSTANTIAL RETAIL / LEISURE UNIT, CAPABLE OF SUB-DIVISION

LOCATION

MSU1 is located on the upper mall of the Bon Accord Shopping Centre, adjacent to the 53,000 sq ft **Next** flagship store.

With over 70 stores under cover and 460,000 sq ft of retail space in a fresh, contemporary environment Bon Accord Shopping Centre is an established retail destination occupying a prime position within the city centre. Boasting six flagship stores including a 110,000 sq ft **Marks & Spencer**, the centre is a major retail destination. The occupiers include the largest **Next** store and largest **Boots** beauty hall in Scotland, **Space NK**, **EE**, **Sainsbury's** and **Waterstones**. There is also a Food Terrace featuring **Pret a Manger**, **Subway** and **Di Maggio's**.

- 650,000 people catchment within 1.5 hours drive with 250,000 resident catchment
- £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

DESCRIPTION

The unit provides substantial retail sales accommodation at upper mall level, with ancillary staff and storage accommodation at basement (lower mall) level. The store benefits from entrances at both upper mall and on Loch Street, adjacent to the John Lewis store.

The main entrance lifts and core to the 900 space Loch Street car park is adjacent to the unit and it is possible to sub-divide the unit to create a variety of unit sizes. An entrance can also be formed directly from the Loch Street car park into the store.

BON ACCORD

At the Heart of Aberdeen

ACCOMMODATION

The unit is arranged over the upper and lower malls, extending to the following approximate net internal floor areas:

Pop out frontage	50'	15.2 m
Set back frontage	30'	9.1 m
Return frontage	70'	21.3 m
Total frontage	150'	45.7 m
Upper mall level sales	37,189 sq ft	3,454.9 sq m
Lower mall storage	13,183 sq ft	1,224.7 sq m
Plant room	1,824 sq ft	169.5 sq m
Total GIA	52,196 sq ft	4,849.2 sq m

LEASE

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

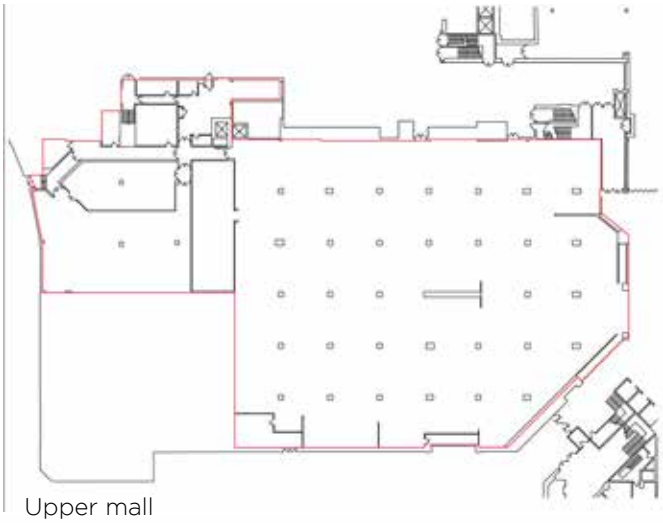
RENT

Rent on application.

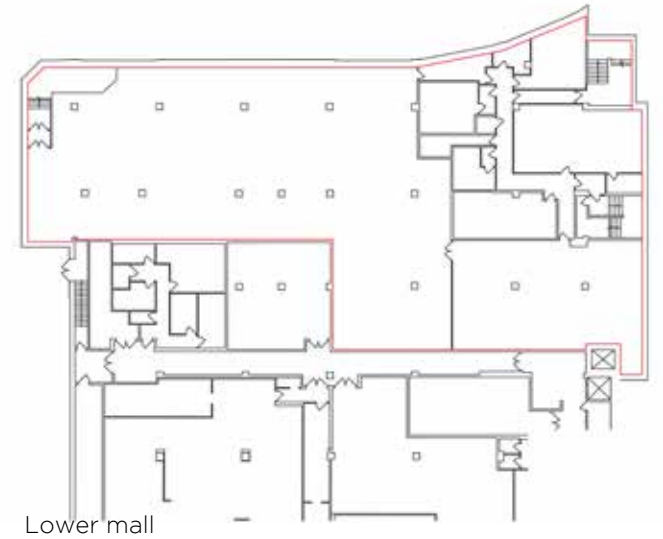
SERVICE CHARGE

For the current year (2020/21) the service charge payable is estimated at **£306,587** per annum.

FLOOR PLANS (not to scale)



Upper mall



Lower mall

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is £560,000. (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 **£288,960**.

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

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