



eric young & co

Retail

■ experience ■ judgement ■ service ■

LEASE AVAILABLE

Shop Unit

Unit 8 Trinity Centre
Aberdeen AB11 6BE



LOCATION

Aberdeen is Scotland's third largest city with a catchment population of 487,000 persons. It is the principle retail centre for the north east of Scotland and is situated approximately 125 miles north of Edinburgh and 66 miles north of Dundee.

Trinity Centre is located in the centre of Aberdeen and is accessed from Union Street and Aberdeen train station. The subjects are situated adjacent to Debenhams department store.

Nearby occupiers include **Primark, Trespas, Superdrug, Debenhams** and **Argos**.

ACCOMMODATION

The unit is arranged over the ground and first floors and extends to the following approximate net internal areas:

Ground Floor	1,289 sq ft	(119.75 sq m)
First Floor	2,057 sq ft	(191.10 sq m)
Total	3,346 sq ft	(310.85 sq m)

LEASE

The subjects are held on a 10 year FRI lease expiring on the 12 January 2019.

RENT

The passing rent is **£128,600 per annum** exclusive.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is **£60,000**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 46.6p, (plus large property supplement of 2.6p) this rateable value will result in an estimated rates liability in financial year 2017/18 of **£29,520**.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = D

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.

VIEWING

All viewings are strictly by prior arrangement with Eric Young & Co.

Kevin Hughes
0131 558 5142
khughes@eyco.co.uk

Katrina Bell
0131 558 5114
kbell@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

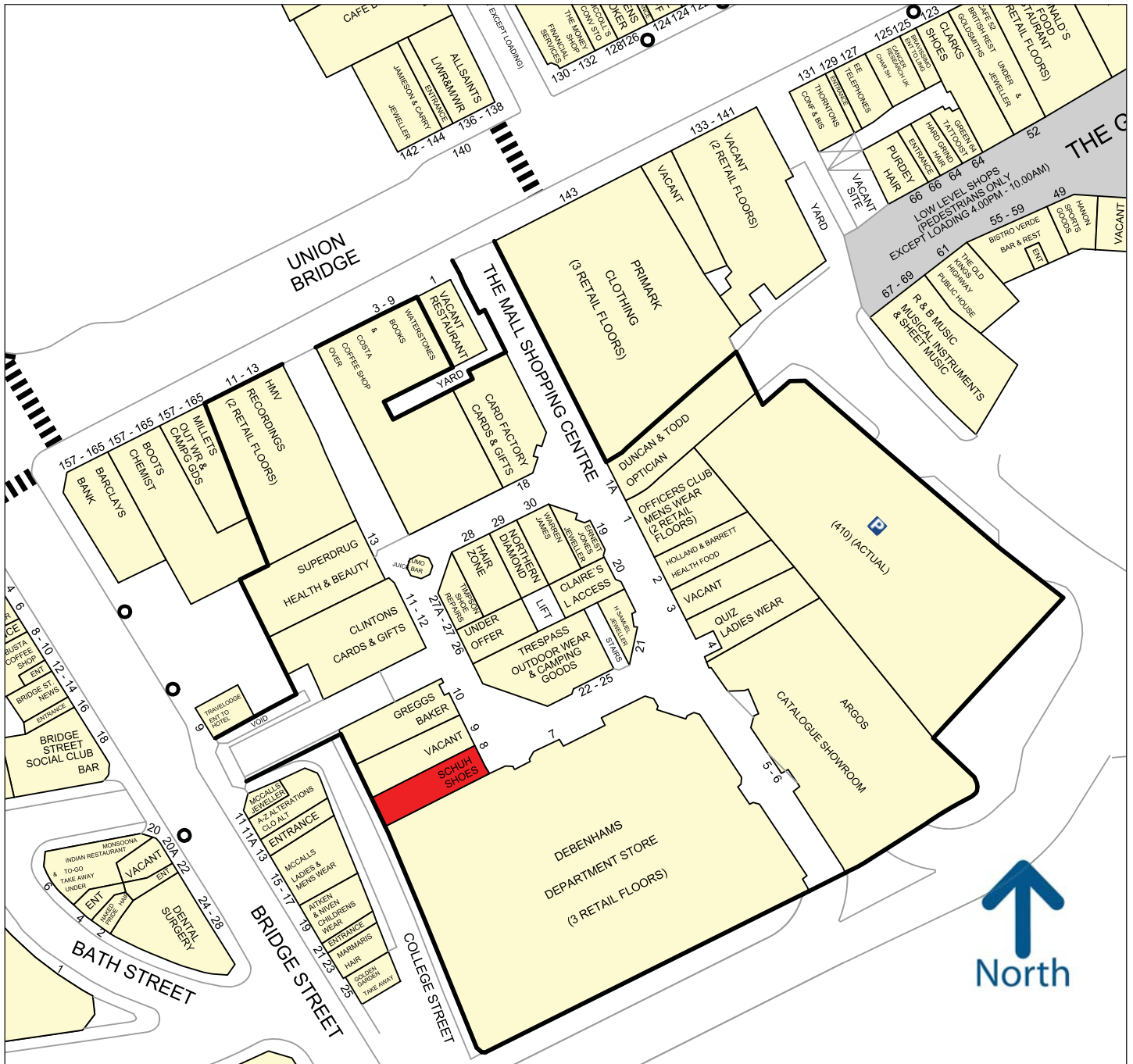
Agency ■ Rent Reviews ■ Asset Management ■ Rating ■ Investment ■ Development



eric young & co

See our website for all available properties:

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 Stationary Office © Crown Copyright 39954X
 No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.

KB/JH/AB178A

Date of preparation - 6 March 2017

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.