



eric young & co

Retail

■ experience ■ judgement ■ service ■

TO LET

Retail/Class 2 Use

1 Fairview Grange, 6 Laurel Drive, Danestone
Aberdeen AB22 8HB

Within busy Tesco Extra Superstore



LOCATION

Aberdeen is Scotland's third largest city, has a buoyant economy and is at the centre of Europe's oil and gas industry. The city has a resident population of approximately 210,000 people and a regional catchment in excess of 500,000.

The property itself is located in the Danestone area which forms part of one of Europe's largest suburbs as being part of the Bridge of Don area, located circa 2 miles to the north west of the city centre. Danestone is a relatively new residential area and the unit itself is located within the Tesco Extra superstore which is the main shopping facility which serves the local community. This forms part of a mini parade at the entrance of the Tesco Extra with adjoining occupiers including **Subway, Indigo Sun, Timpson, Muse Hair, Pink Ginger** and **Nutri-Centres**.

The unit derives all the benefits of the location, free on site car parking and the substantial footfall which is created by the superstore.

ACCOMMODATION

The premises comprise an internal facing single unit shop with excellent display window fronting the main foyer accessing Tesco Extra with rear service corridor facilities. We calculate that the unit extends to the following approximate floor areas:

Net Internal Area	970 sq ft	(90.12 sq m)
Gross Internal Area	1,023 sq ft	(95.04 sq m)

TENURE

The unit is available by way of a new full repairing and insuring lease at a commencing rental of **£26,000 per annum**.

RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2010 is **£22,000**. (Each new occupier has the right of appeal against this figure).

Based on a rate poundage of 48p this rateable value will result in an estimated rates liability in financial year 2015/16 of **£10,560**.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate relates to the entire Tesco Express unit and can be made available subject to request.

DATE OF ENTRY

Available from December 2015 or earlier subject to further discussion.

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 - 0131 226 2641.

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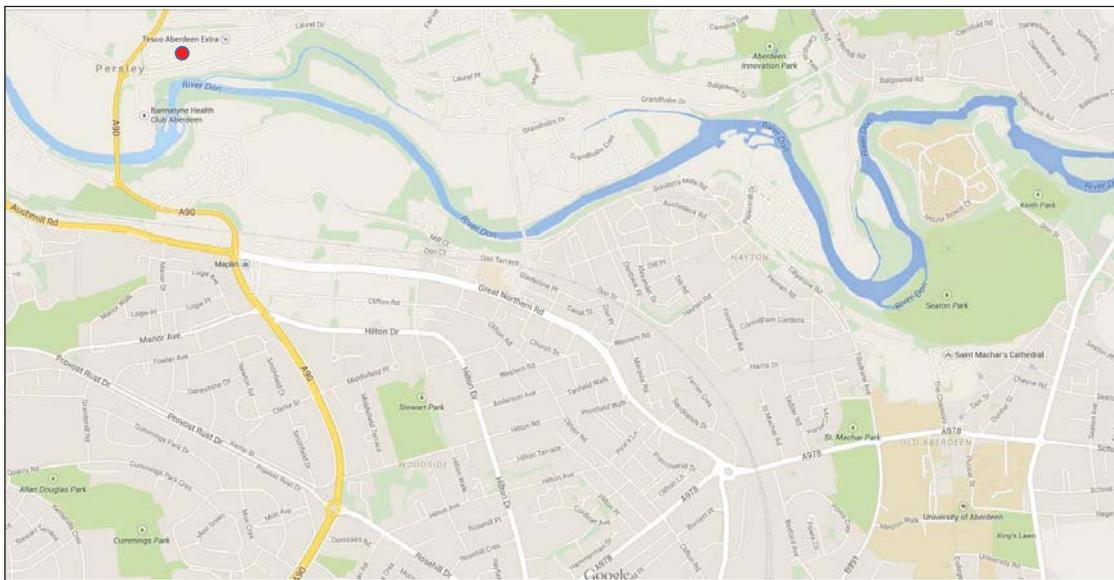
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EJL/JF/AB542

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