

TO LET

UNIT 3 FOOD COURT 2,418 SQ FT (225 SQ M)

SUPERB RESTAURANT OPPORTUNITY



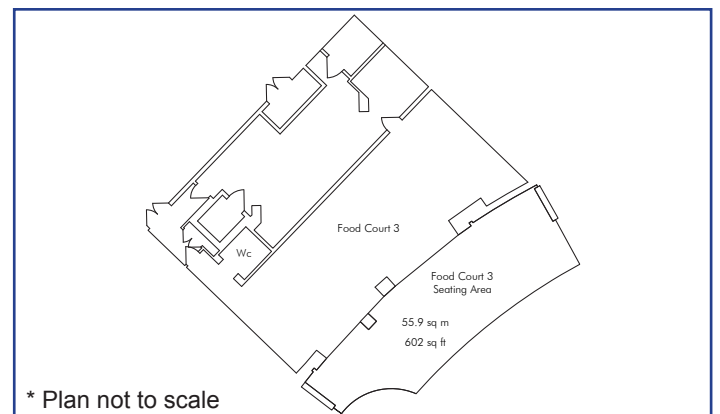
LOCATION

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 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, Yo! Sushi and Di Maggios.

FLOOR PLAN



DESCRIPTION

Unit 3 Food Court occupies a prime location on the upper mall between Pret a Manger and Yo! Sushi. Other occupiers nearby include New Look, Laura Ashley and Di Maggios.

The unit is an upper floor F&B unit extending to the following approximate floor areas:

Upper Mall	2,418 sq ft	224.63 sq m
Remote Store	589 sq ft	54.17 sq m

RENT

£95,000 per annum exclusive of VAT.

TERMS

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

RATEABLE VALUE

The Valuation Roll shows a Rateable Value for the property of £68,000 effective from 1st April 2017. (Each new occupier has the right of appeal against this figure.) Based on the rates poundage of 46.6p, (plus large property supplement of 2.6p) this value will result in an estimated rates liability in financial year 2017/18 of £33,456.

SERVICE CHARGE

For the current year (2016/2017) the service charge payable is estimated at £20,062.96 per annum.

EPC

EPC Rating = G

LEGAL COSTS

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



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