



PRIME RETAIL UNIT

ADJACENT TO BON ACCORD SHOPPING CENTRE

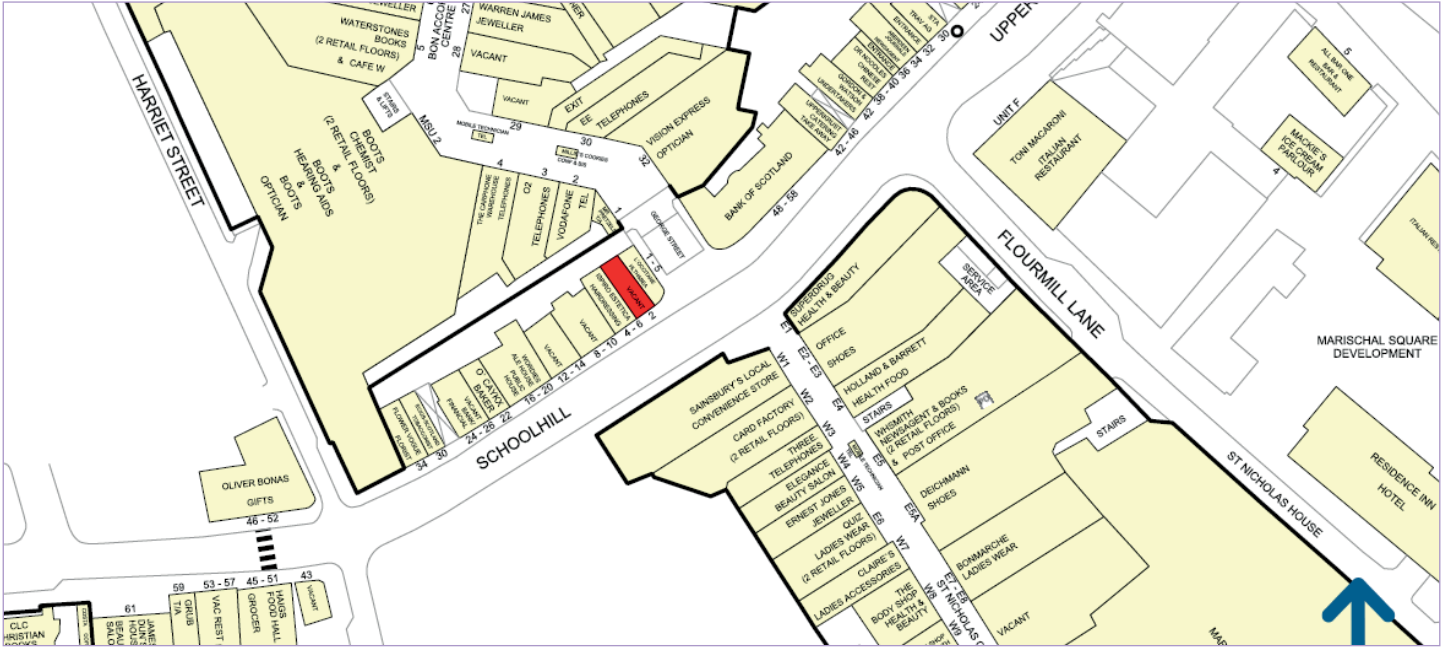


TO LET
2 Schoolhill

Aberdeen, AB10 1JX | 84.8 sq.m (913 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

Aberdeen is the major retail centre for the people of North East Scotland with a catchment of 500,000. The property is located on the north side of Schoolhill close to the entrance to the Bon Accord Shopping Centre where occupiers include Top Shop, River Island, Boots, Next and New Look. Nearby occupiers to the subjects include L'Occitane, Office, Sainsbury's and Superdrug.

DESCRIPTION

The subjects comprise a ground floor and basement retail unit. Internally the subjects provide ground floor sales area together with basement storage, wc and staff facilities.

FLOOR AREA

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate floor areas and main dimensions have been calculated:-

Gross Frontage	4.41 m	14'6"
Net Frontage	3.99 m	13'1"
Ground Floor	44.0 sq.m	474 sq.ft
Basement	40.8 sq.m	439 sq.ft
Total	84.8 sq.m	913 sq.ft



RENT

On application.

RATEABLE VALUE

£33,000.

Rates payable £17,028 pa approx.

RATES DETAIL

Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

LEASE TERMS

The unit is available on Full Repairing and Insuring terms for a duration to be agreed.

SERVICE CHARGE

For year end 31/3/21 the service charge payable is £1,209.35 approx.

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EPC

The property has an EPC Rating of G. A copy of the full EPC and Recommendation Report is available upon request.

VAT

The rent quoted is exclusive of VAT.

LEGAL COSTS

Each party will bear their own legal costs in documenting the transaction. The ingoing tenant will be responsible for any transactional property tax incurred and Registration Dues applicable.

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

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