

## RETAIL PREMISES

- > RENT - £12,000 PER ANNUM
- > SIZE – 112.81 SQM. (1,214 SQFT.)
- > LOCATED WITHIN CITY CENTRE RETAIL COMPLEX
- > FLEXIBLE TERMS AVAILABLE
- > 100% RATES RELIEF AVAILABLE TO QUALIFYING TENANTS

**UNIT 5, THE GALLERIA, LANGSTANE PLACE, ABERDEEN, AB11 6FB**

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TO LET





## LOCATION

The Galleria is located in a central position on Langstane Place, midway between Bon Accord Street and Dee Street within the heart of the city centre. Furthermore, the premises is located a short distance from Union Street which represents Aberdeen's primary retailing thoroughfare. The subjects therefore provide good levels of footfall and excellent access to public and private transport links. Other occupiers within The Galleria provide a healthy mix of hospitality and retail offering. These include Al Fresco Ristorante, Jam Jar and Overhype clothing.

Unit 5 benefits from its own entrance from Langstane Place, as well as internally within the centre itself.



**DESCRIPTION**

The subjects comprise a ground floor unit which provides an open plan sales accommodation finished to a standard fit for incoming occupation. The premises was most recently utilised as a hair salon but would be suitable for a range of commercial uses. The flooring features a wooden style overlay, with walls and ceilings being of painted plaster. The unit benefits from a return frontage which provides ample natural light to the premises from windows spanning floor to ceiling. W.C facilities and a further storage room are also contained with the unit.

**ACCOMMODATION**

The following floor areas have been calculated on a Net Internal Area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	112.81	1,214



### RENTAL

£12,000 per annum exclusive of VAT.

### LEASE TERMS

The premises are available on the basis of a new Full Repairing and Insuring lease of negotiable duration.

### RATEABLE VALUE

The subjects are currently entered in the Valuation Roll at a Rateable Value of £10,250

The subjects will also qualify for rates relief under the Small Business Rates Relief Scheme.

### SERVICE CHARGE

The rental quoted is inclusive of the service charge which covers the upkeep and maintenance of the centre.

### ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Certificate Rating of ' ' .

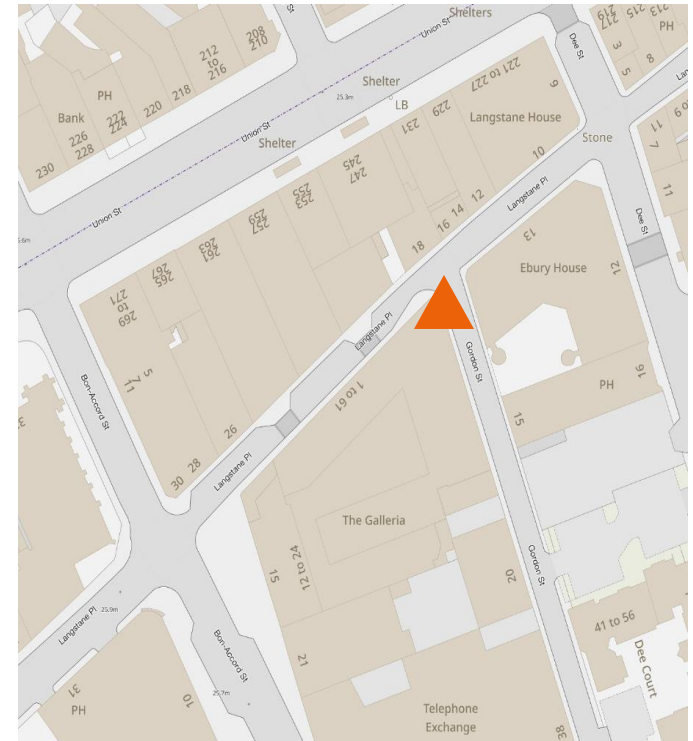
Further information and a recommendation report is available to seriously interested parties on request.

### VAT

All figures quoted are exclusive of VAT at the prevailing rate.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Due, LBTT and the cost of obtaining landlord's consent.



For further information or viewing arrangements please contact the sole agents:

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