

TO LET

Retail Unit

Size – 74.40 sqm (800 sq.ft)

Established retailing location

100% rates relief available to qualifying occupiers

Rental : £9,500 per annum



WHAT 3 WORDS

UNIT 1, CORNHILL SHOPPING ARCADE, CORNHILL DRIVE, ABERDEEN, AB16 5UT

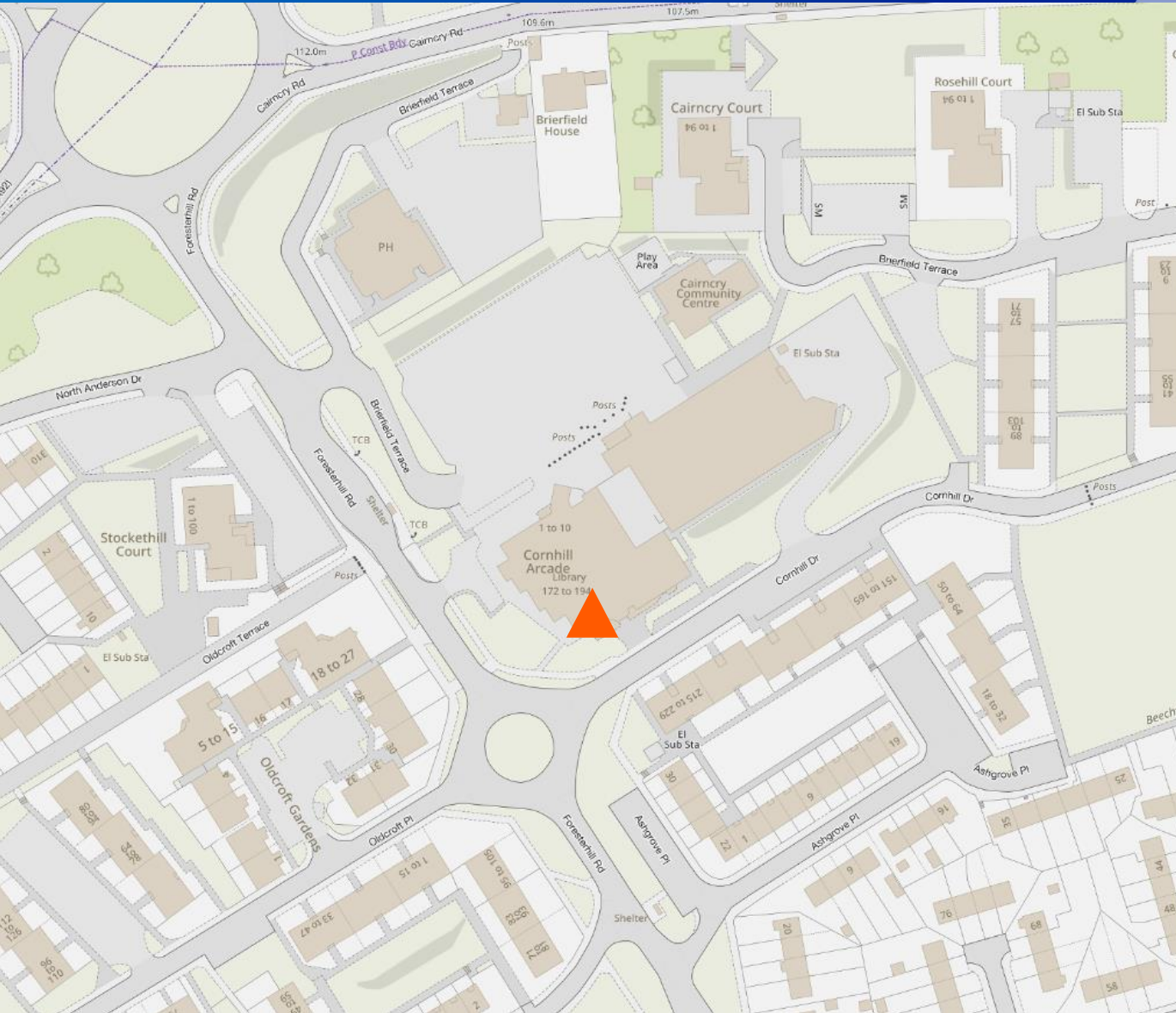
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Location

UNIT 1, CORNHILL SHOPPING ARCADE, CORNHILL DRIVE, ABERDEEN, AB16 5JT



The subjects are located to the west of Foresterhill Road close to the junction with North Anderson Drive, within the Cornhill area of Aberdeen. This location can be immediately accessed from North Anderson Drive and therefore benefits from excellent access to the networking linking the north and south of Aberdeen city.

The Cornhill Shopping Arcade is an established retailing location for this locale. Occupiers within the development include an Aldi supermarket, The Treasure of China Takeaway and Eastern Eye Aberdeen Indian Takeaway.

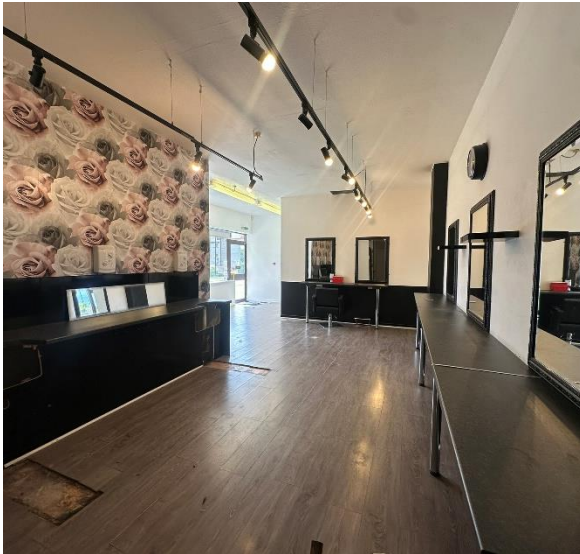


FIND ON GOOGLE MAPS



Description

UNIT 1, CORNHILL SHOPPING ARCADE, CORNHILL DRIVE,
ABERDEEN, AB16 5UT



The subjects comprise a ground floor retail unit contained within the Cornhill Shopping Arcade. The premises is located to the rear of the development and has its own pedestrian access for customers.

Internally, the subjects provide an open plan sales/services area with two separate treatment rooms, most recently occupied by a hairdresser. The main sales area has suspended laminate flooring, with a mix of papered and painted plasterboard lined walls, and painted plasterboard lined ceilings. Artificial lighting is provided via fluorescent strip lighting and spotlight fittings. To the rear, the subjects host a tea prep and W.C Facilities.

Car Parking

The premises benefit from 16 car parking spaces located to the front and rear of the building.

Accommodation

	m ²	ft ²
Ground Floor	74.40	800

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



The Detail

UNIT 1, CORNHILL SHOPPING ARCADE, CORNHILL DRIVE,
ABERDEEN, AB16 5UT

Rental

£9,500 per annum exclusive of VAT and payable quarterly in advance.

Lease Terms

The premises are available on the basis of a new lease of negotiable duration.

Rateable Value

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as £9,600 per annum.

The subjects would therefore qualify for 100% Small Business Rates Relief should a qualifying occupier be identified.

Energy Performance Certificate

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

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

As is our client's standard practice the Tenant will bear Landlord's legal costs. Further information is available on request.

The tenant will be liable for Registration Fees for registering the lease in The Books of Council and Session amounting to £44 (incl VAT).

The tenant will be liable for any LBTT where applicable.

Get in Touch

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



Shona Boyd

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t: 01224 202800



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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