

# TO LET



## Retail Unit within busy Suburban Shopping Centre

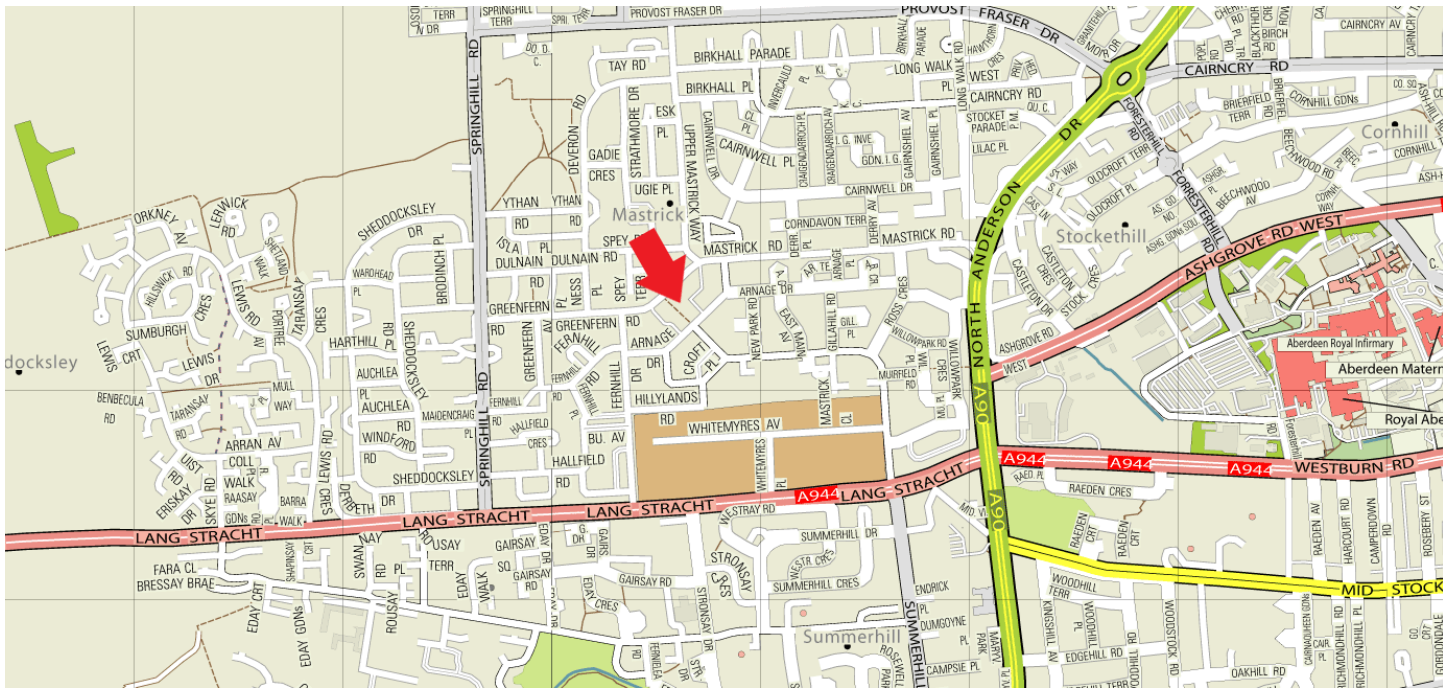
Aberdeen, Unit 7A Mastrick Shopping Centre, AB16 6JR

Net Internal Area: 31.0 sq m (334 sq ft)

- Popular Suburban Shopping Centre
- Generous Free Parking
- Nearby Occupiers include William Hill, Semi-Chem and Boots Pharmacy
- Offers over £7,500 per annum

**Jackson**  
CHARTERED SURVEYORS

Call 01224 900029  
[www.jacksonsurveyors.co.uk](http://www.jacksonsurveyors.co.uk)



## LOCATION

The property is located within Mastrick Shopping Centre on Greenfern Place. This development is the main retail location within the residential area of Mastrick located to the north west of Aberdeen City Centre. In the immediate vicinity there are national occupiers including William Hill, Semi-Chem, Boots Pharmacy, Indigo Sun and Subway. There are also a number of local occupiers.

The exact location can be seen on the above plan.

## DESCRIPTION

The property comprises part of the ground floor of a two storey property of concrete block and brick construction having a flat roof. The property benefits from a timber framed glazed shopfront and manual security shutter.

Internally, the ground floor provides the sales area to the front with storage and wc at the rear.

## CAR PARKING/LOADING

Generous free car parking is available in the area surrounding the shopping centre and there is a service yard to the rear.

## FLOOR AREAS

The subjects provide the following net internal floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Ground Floor            31.0 sq m            (334 sq ft)

## RENT

Offers over £7,500 per annum.

## VAT

Any rent quoted is exclusive of VAT which may be applicable.

## RATING ASSESSMENT

The valuation role shows a proposed rateable value of £7,000 with effect from 1st April 2023.

The ingoing occupier may qualify for 100% relief through the Small Business Bonus Scheme.

The Uniform Business Rate for the year 2023/2024 is 49.8p in the £. Water and waste water rates are also payable.

## LEASE TERMS

The subjects are available on the basis of a new Full Repairing and Insuring Lease incorporating periodic rent reviews.

## SERVICE CHARGE

Details of the annual service charge are available from the joint letting agents.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B.

Full documentation is available upon request.

## ENTRY

On conclusion of all legalities.

## LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The ingoing occupier will be responsible for payment of LBTT and registration dues if applicable.

## OFFERS / VIEWING

All offers should be submitted in writing to the joint agents who will also make arrangements to view.

## Contact:

Kevin Jackson

Jackson Chartered Surveyors

Tel: 01224 900029

Email: kevin@jacksonsurveyors.co.uk

## Joint Agent

Richard Noble

FG Burnett

Tel: 01224 597528

Email: richard.noble@fgburnett.co.uk

# Contact

Kevin Jackson  
 Jackson Chartered Surveyors  
 Tel: 01224 900029  
 Mobile: 07834 521600  
 Email: kevin@jacksonsurveyors.co.uk

Jackson Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so; (iii) no person in the employment of Jackson Chartered Surveyors has any authority to give representation or warranty whatever in relation to this property; (iv) all prices, rents and premiums quoted are exclusive of VAT at current rate.

**Jackson**  
 CHARTERED SURVEYORS

12b Carden Place, Aberdeen, AB10 1UR

Vikinglea, Arbroath, DD11 2QR

[www.jacksonsurveyors.co.uk](http://www.jacksonsurveyors.co.uk)