

# TO LET

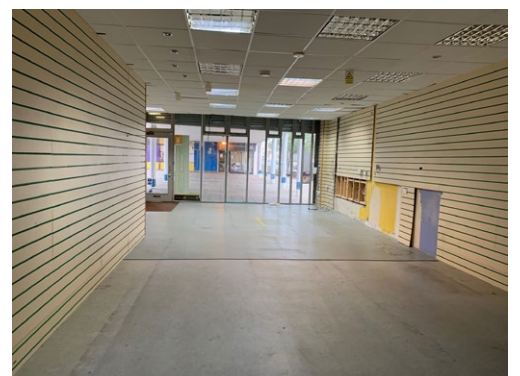


## Retail Unit within busy Suburban Shopping Centre

Aberdeen, Unit 11 Mastrick Shopping Centre, AB16 6JR

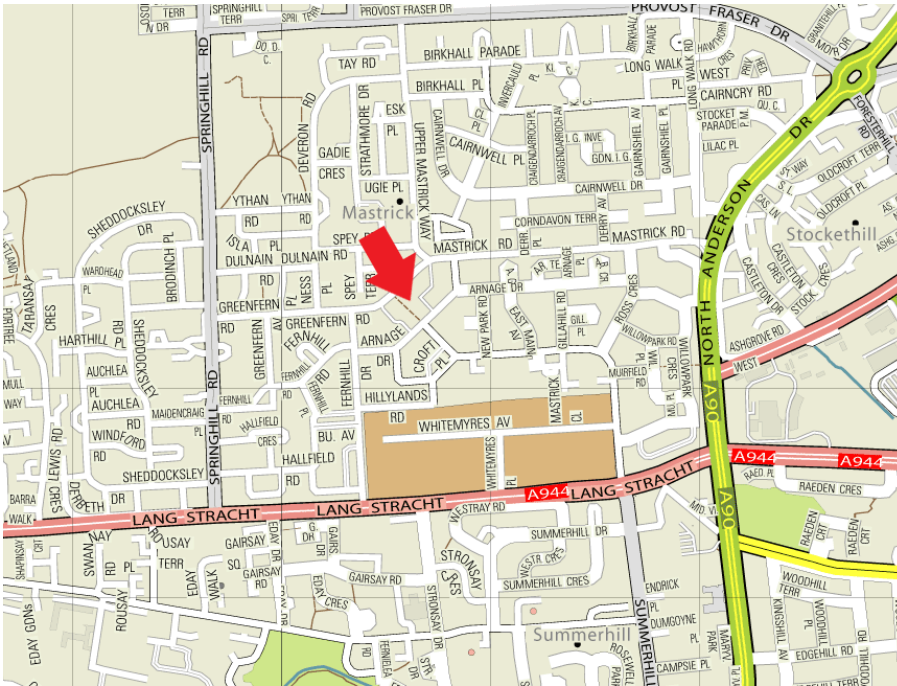
Net Internal Area: 121.7 sq m [1,310 sq ft]

- Popular Suburban Shopping Centre
- Generous Free Parking
- Nearby Occupiers include William Hill, Semi-Chem and Boots Pharmacy
- Offers over £15,000 per annum



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### 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 and first floors 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 electric security shutter.

Internally, the ground floor provides the sales area. The first floor provides storage, staff areas and wc facilities.

### 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	68.2 sq m [734 sq ft]
First Floor	53.5 sq m [576 sq ft]
Total	121.7 sq m [1,310 sq ft]

### RENT

Offers over £15,000 per annum.

### VAT

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

### RATING ASSESSMENT

The valuation role shows a rateable value of £15,500 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 F.

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:

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