

LEASE AVAILABLE



Retail Unit

Westhill, Unit 8 Westhill Shopping Centre, AB32 6RL

Net Internal Area: 84.08 sq m (905 sq ft)

- Located within busy shopping centre
- Nearby occupiers include M&S Foodhall, Home Bargains, Costa, Specsavers & Greggs
- Rent: £23,300 per annum



LOCATION

The property is located within Westhill Shopping Centre which is the main retail destination in Westhill, an affluent town, situated 7 miles west of Aberdeen City Centre. Westhill has a population of approximately 12,000 and a substantial catchment population.

The centre is anchored by a M&S Foodhall and other occupiers include Home Bargains, Costa, Specsavers and Greggs.

The exact location can be seen on the above plan.

DESCRIPTION

The subjects comprise a purpose-built, ground floor, retail unit with open plan sales area to the front and storage room and wc at the rear. The property benefits from an electric roller shutter over the entrance door and rear servicing.

The shop has laminate flooring, plasterboard lined walls and ceiling and recessed spot lighting.

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 84.08 sq m (905 sq ft)

RENT

The passing rent is £23,300 per annum.

SERVICE CHARGE

The budget service charge for the current financial year is £3,530 per annum.

LEASE TERMS

The premises are held on a full repairing and insuring lease expiring 1st December 2030 and subject to a rent review on 2nd December 2025.

VAT

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

RATING ASSESSMENT

The valuation role shows a rateable value of £22,500 with effect from 1st April 2023.

The Uniform Business Rate for the year 2025/2026 is 49.8p in the £. Water and waste water rates are also payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

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 incoming occupier will be responsible for payment of LBTT and registration dues if applicable.

OFFERS / VIEWING

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

Contact

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