

ON THE INSTRUCTIONS OF
LADBROKES CORAL
GROUP

RETAIL UNIT TO LET



- **LOCATED IN CLOSE PROXIMITY TO JOHN LEWIS & THE BON ACCORD SHOPPING CENTRE**
- **OTHER NEIGHBOURING OCCUPIERS INCLUDE SAVERS, FARMFOODS, BLACKS LEISURE, MAGNET, GREGGS, INDIGO SUN, SANTANDER, SHELTER ETC**

**178 GEORGE STREET
ABERDEEN AB25 1BS**

t: 0131 243 7288 m: 07801 852225



LOCATION

Aberdeen is Scotland’s third largest city having a resident population of circa 240,000 and a catchment in excess of 480,000 people. It is the principal retail & commercial centre for the north-east of Scotland and is situated on the A.90 approximately 125 miles north of Edinburgh and some 66 miles north of Dundee.

The subjects are situated on the east side of George Street, which itself forms part of an established retail & leisure pitch located immediately to the north of The Bon Accord Shopping Centre, within the heart of the city centre. Neighbouring occupiers include John Lewis, Savers, Farmfoods, Blacks Leisure, Magnet, Greggs, Indigo Sun, Santander, Shelter etc.

DESCRIPTION

The subjects comprise a mid terraced ground floor retail unit within a three storey stone building. The premises provide the following approximate areas:-

GROUND FLOOR - SALES & STAFF/STORAGE/WC'S	125.13 SQM	1,346 SQFT
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LEASE TERMS

The subjects are held on a full repairing & insuring lease expiring 27th November 2026. There is a rent review on 28th November 2021. Our clients will consider either an assignation of their existing lease or a sub-lease on terms to be agreed.

RENT

The passing rent is £27,500 per annum exclusive. Incentives may be available, subject to status.

RATES

We understand the subjects are currently entered on the Scottish Assessors Association Portal, as follows:-
Rateable Value - £24,250 [as at 01/04/2017]

EPC RATING

EPC Rating – E64 [Copy available on request].

USE

We understand the property currently benefits from Class 1 & 2 planning consent. Interested parties are advised to make their own enquiries directly with the local Planning Department.

VAT

All prices, rents etc will be subject to VAT if applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, Registration Dues and VAT applicable.

ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-

JH CAMPBELL
PROPERTY CONSULTANTS

0131 243 7288
www.jhcampbell.net

Contact: Jack Campbell
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