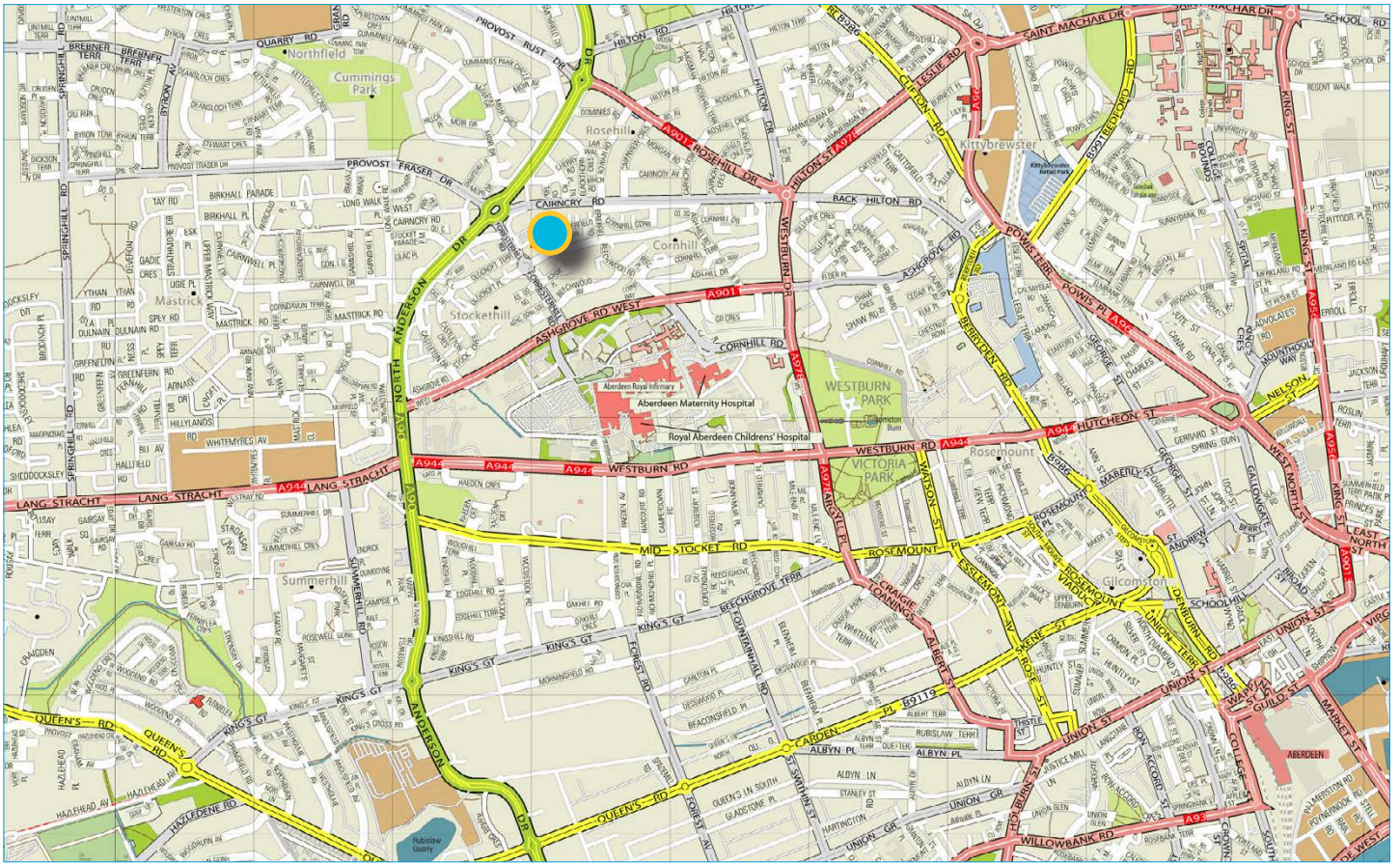


ON THE INSTRUCTIONS OF  
**LADBROKES CORAL**  
GROUP

# COMMERCIAL/RETAIL UNIT TO LET



**UNIT 4 CORNHILL SHOPPING CENTRE  
ABERDEEN  
AB16 5UT**



## LOCATION

The unit is located within Cornhill Shopping Centre to the west of Foresterhill Road in close proximity to Aberdeen Royal Infirmary and Aberdeen Children's Hospital. It is also located close to Aberdeen's inner ring road North Anderson Drive (A90). Neighbouring occupiers include Aldi, Coral and a number of local occupiers and hot food takeaway outlets.

## DESCRIPTION

The unit provides ground floor commercial/retail space previously having it's main access from the central arcade [now closed], however the unit has potential to be altered to provide an external frontage to Foresterhill Road, subject to obtaining planning consent. The premises provide the following approximate areas:-

<b>GROUND FLOOR AREA</b>	<b>54.50 SQM</b>	<b>586 SQFT</b>
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## LEASE TERMS

The property is held under lease on Full Repairing and Insuring terms until 8 August 2023. Our client is looking to assign or sub-let their leasehold interest.

## RENT

The passing rent is £12,000 per annum.

## EPC RATING

The property holds an Energy Performance Certificate Rating of G121. A copy of the Certificate and Findings Report is available from the letting agent.

## RATES

The Valuation Roll shows a Rateable Value of £8,100 effective 1 April 2017.

## VAT

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

## LEGAL COSTS

Each party will bear their own legal costs associated with the documentation of any lease. The ingoing tenant will be responsible for LBTT, registration dues and the cost of obtaining Head Landlord's consent as applicable.

## ENQUIRIES

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

**JH CAMPBELL**  
PROPERTY CONSULTANTS

**0131 243 7288**  
[www.jhcampbell.net](http://www.jhcampbell.net)

Contact: Jack Campbell

e: [jack@jhcampbell.net](mailto:jack@jhcampbell.net)

m: 07801 852225

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## MISREPRESENTATION CLAUSE

JH Campbell give notice to anyone who may read these particulars as follows:-

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