

**CLASS 2 CONSENT NOW OBTAINED
SOLICITOR, ESTATE AGENCY,
SUNBED SALON, LBO etc**

TO LET: "WHITE BOX" FORMAT

**4 BERRYDEN RETAIL PARK
ABERDEEN, AB25 3SA**

Location

Aberdeen is the retail, commercial and administrative heart of North East Scotland with a population of circa 200,000 persons, and a retail catchment population in excess of 500,000 persons.

Berryden Retail Park is situated approximately 1 mile northwest of the city centre and has been developed in a number of phases. This unit is part of a parade which includes Johnson Cleaners, Lawrence Milne, Mostyn/Street Stompers Footwear, Betfred and Poundland. The unit is 3 doors right facing the entrance to Sainsbury's. Other traders in the Park include Harry Corry, Mecca, Toys R Us, Next, Mothercare, Currys and Argos. **There is free car parking for approx 720 cars in front of the unit.** Public transport routes pass along Berryden Road.

Description

The premises are on ground floor only and form part of an original development comprising a supermarket and a parade of shops, with a front colonnade. The premises have a modern shop front with sales and staff/stock accommodation. Approximate dimensions and areas are as follows:-

Gross Frontage:	7.71 m	25' 3"
Internal Width:	6.70 m	22' 4"
Depth:	10.55 m	35' 3"
Net Area:	70.8 m ²	762 ft ²

The unit has the benefit of rear servicing.

Rating

Effective 1st April 2017 the RV is £16,500.

UBR (small) ('19/'20): £0.49



Lease Terms

The subjects are offered on a new FRI lease for a period to be agreed.

Rent

Rental offers in the region of £15,000 per annum are now invited.

Legal Costs

Each party will pay their own legal costs. The Tenant will be responsible for LBTT, registration dues and any VAT thereon.

VAT

All prices, rents and premiums quoted are exclusive of VAT at the current rate.

Energy Performance Certificate

EPC awaited, further details upon request.

Entry

By agreement.

Viewing & Further Information

Strictly by appointment through the agents;

Whitelaw Baikie Figes
Tel: 0141 221 6161

Contact: David Rooney
Email: david@wbf.co.uk

