

# TO LET

## UNIT 19B GROUND FLOOR 11,309 SQ FT (1,050 SQ M)

SUBSTANTIAL RETAIL UNIT WITH EXTENSIVE FRONTAGE, CAPABLE OF SUB-DIVISION



### LOCATION

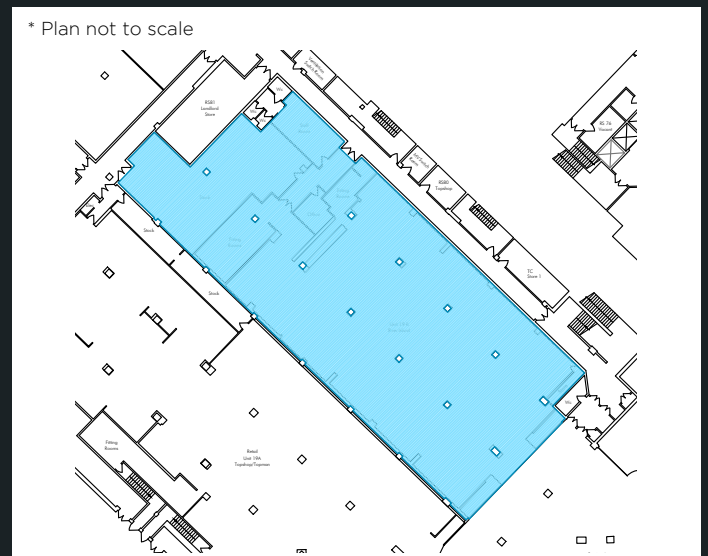
The Bon Accord Centre comprises the established prime shopping location for the City of Aberdeen. Aberdeen is the major retail centre for the people of North East Scotland. The city has a catchment of over 400,000 people with 52% of the core catchment being the more affluent AB and C1.

The centre is split into two buildings which effectively join the shopping streets of George Street and Union Street. There are over 70 stores under cover and 460,000 sq ft of retail space, hosting six flagship stores including a 110,000 sq ft **Marks & Spencer**.

- 650,000 people catchment within 1.5 hours drive
- £2.5 billion annual spend on non-grocery retail
- Two universities and colleges with c£50,000 students
- Highest penetration rate in the UK - 76%
- 900 car parking spaces

The occupiers include the largest **Next** store and largest **Boots** beauty hall in Scotland, **Space NK**, **EE**, **Sainsbury's**, and **Waterstones**.

### FLOOR PLAN



# BON ACCORD

At the Heart of Aberdeen

This unit is located on the lower level of the mall towards the Loch Street / George Street entrance.

## ACCOMMODATION

The property comprises a ground floor lock-up shop, extending to the following approximate net internal areas:

Ground Floor	11,309 sq ft	1,050 sq m
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## PLANNING

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1 restricted consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

## LEASE

The subjects are available on the basis of a new full repairing and insuring lease.

## RENT

Available on request.

## RATING

We have been verbally advised by the Rates Authority that the rateable value of the subjects with effect from 1 April 2017 is

**£342,000.** (Each new occupier has the right of appeal against this figure).

Based on the higher property rate of 51.6p this rateable value will result in an estimated rates liability in financial year 2021/22 of **£176,472.**

## SERVICE CHARGE

For the current year (2020/21) the service charge payable is estimated at **£104,936** per annum.

## EPC

Available on request.

## DATE OF ENTRY

By arrangement.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



## FURTHER INFORMATION



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CK/DOC/AB583. Date of publication: 9 June 2021