

TO LET
RETAIL UNIT IN KINGSWELLS



Unit 3, Kingswells Village Centre,
Kingswood Drive, Aberdeen, AB15 8TB

- Prominent location in Kingswells
- Located within a busy retail parade
- Net Internal Area: 87.24 sq. m (939 sq. ft)



LOCATION

The subjects occupy a prominent position in the centre of Kingswells, which is a suburb located west of Aberdeen. Kingswells has a population of circa 5,000 people and is just 6 miles from Aberdeen City Centre. The property benefits from being adjacent to a The Co-operative Food, Kingswells main convenience store, and amongst other commercial occupiers. The approximate location is shown by the location plan within the marketing particulars.

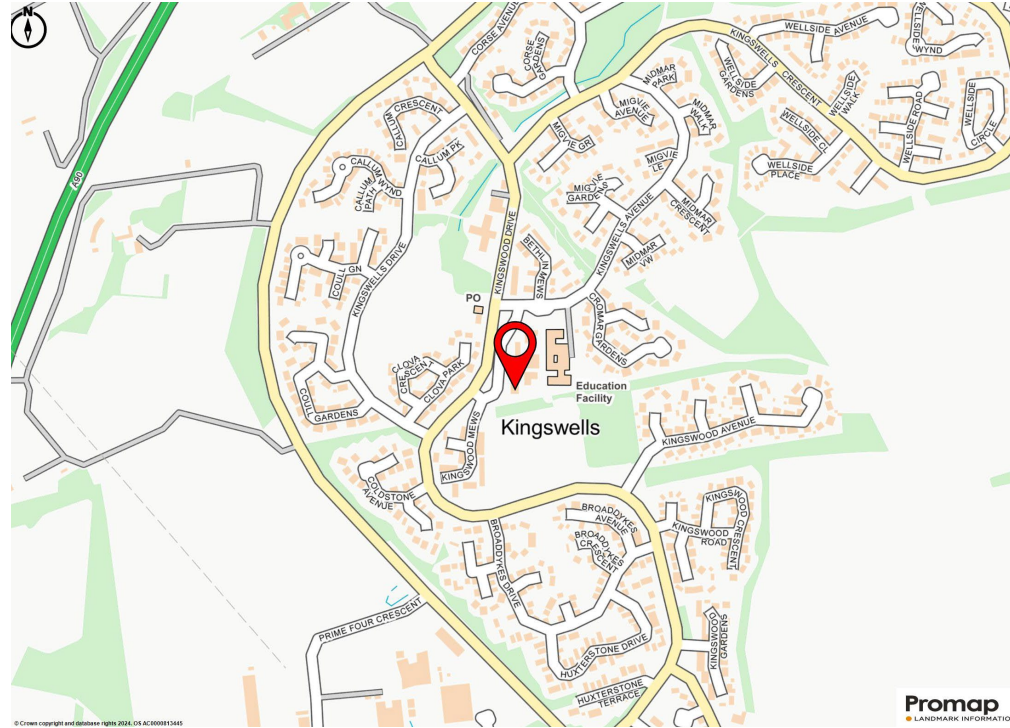
DESCRIPTION

The subjects comprise a single storey corner retail unit, with a pitched and slated roof. The property benefits from good frontage from the large double glazed windows. Internally the property comprises a main retail sales area with storage, W/C facilities and a fire exit to the rear.

There is ample parking, with communal parking next to the property.

ACCOMMODATION

ACCOMMODATION	Sq. m.	Sq. ft.
Ground Floor	87.24	939



RENT

£18,000 per annum, exc.

LEASE TERMS:

The property is offered on a new Full Repairing and Insuring lease for a period to be agreed.

RATING:

The subjects are entered into the Valuation Roll as follows: Rateable Value - £16,000. The Uniform Business Rate for the year 2023/2024 is 49.8p in the £.

ENERGY PERFORMANCE CERTIFICATE

(EPC):

The property has an energy performance rating of E. Further details available on request.

VAT:

All figures quoted are exclusive of Value Added Tax.

LEGAL COSTS:

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant liable for LBTT and registration dues in the normal manner.

VIEWING:

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

To arrange a viewing please contact:



Euan Rolland
Graduate Surveyor
euan.rolland@g-s.co.uk
07825 875303



Alex Robb
Chartered Surveyor
alex.robbs@g-s.co.uk
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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6. Date of Publication: March 2024