

## RETAIL UNIT

- > RENTAL – £9,500 PER ANNUM
- > SIZE – 74.40 SQM (800 SQFT)
- > 100% RATES RELIEF AVAILABLE TO QUALIFYING OCCUPIERS

**CIAO BELLA**  
Tel: 01224 712879 - HAIR & BEAUTY SALON - Tel: 01224 712879

TO LET

**UNIT 1, CORNHILL SHOPPING ARCADE, CORNHILL DRIVE, ABERDEEN, AB16 5UT**

**CONTACT:** Shona Boyd, [shona.boyd@shepherd.co.uk](mailto:shona.boyd@shepherd.co.uk) 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)



**LOCATION**

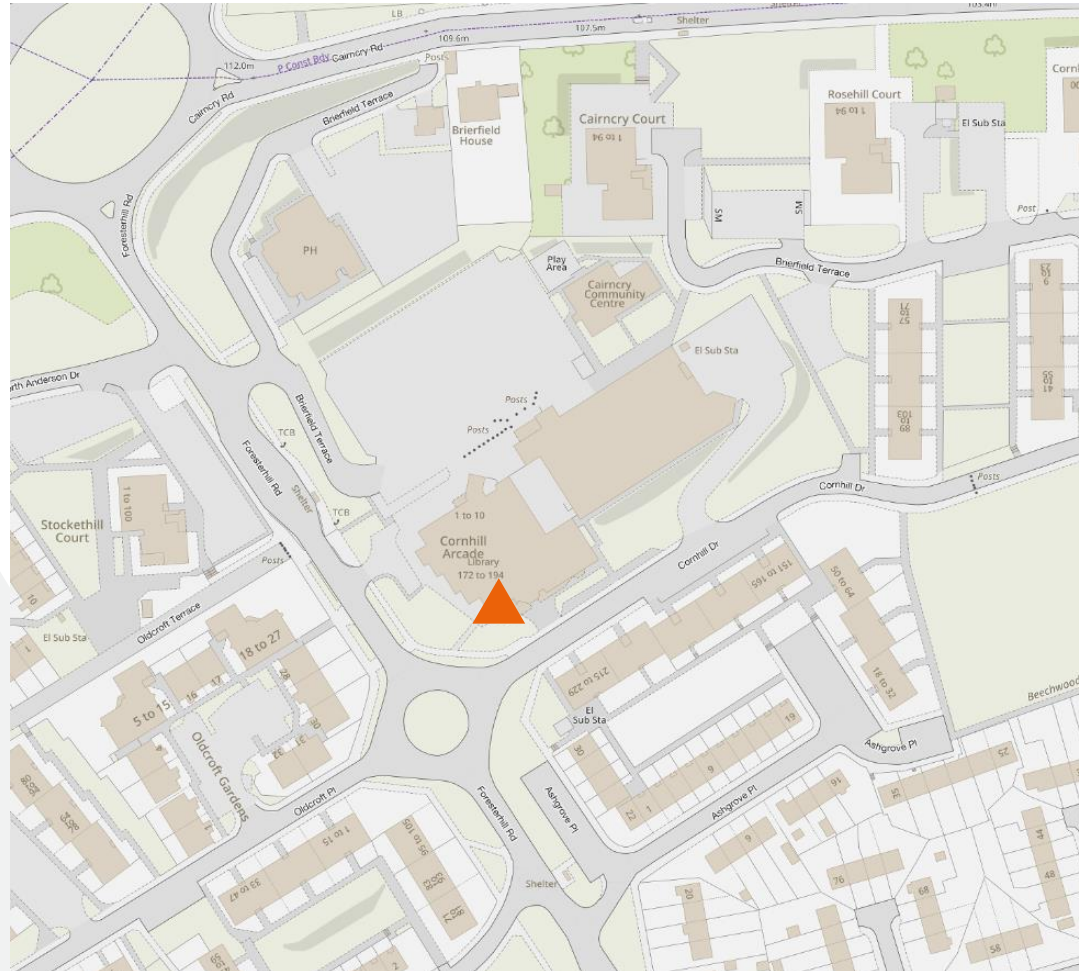
The subjects are located to the west of Foresterhill Road close to the junction with North Anderson Drive, within the Cornhill area of Aberdeen. This location can be immediately accessed from North Anderson Drive and therefore benefits from excellent access to the networking linking the north and south of Aberdeen city.

The Cornhill Shopping Arcade is an established retailing location for this locale. Occupiers within the development include an Aldi supermarket, The Treasure of China Takeaway and Eastern Eye Aberdeen Indian Takeaway.

**DESCRIPTION**

The subjects comprise a ground floor retail unit contained within the Cornhill Shopping Arcade.

The premises is located to the rear of the development and has its own pedestrian access for customers.



## ACCOMMODATION

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	74.40	800
<b>Total</b>	<b>74.40</b>	<b>800</b>

The above-mentioned floor areas are calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

## RENTAL

£9,500 Per Annum

## RATEABLE VALUE

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as £9,600 per annum.

The subjects would therefore qualify for 100% Small Business Rates Relief should a qualifying occupier be identified.

## LEGAL COSTS

As is our client's standard practice the Tenant will bear Landlord's legal costs. Further information is available on request.

The tenant will be liable for Registration Fees for registering the lease in The Books of Council and Session amounting to £44 (incl VAT).

The tenant will be liable for any LBTT where applicable.

## ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of "G"

Further information and a recommendations report are available to seriously interested parties upon request.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 35 Queens Road Aberdeen AB15 4ZN  
**Shona Boyd**, [shona.boyd@shepherd.co.uk](mailto:shona.boyd@shepherd.co.uk) 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)

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