

RETAIL UNIT

- > SIZE – 63.30 SQM (681 SQ.FT.)
- > RENTAL – £6,500 PER ANNUM
- > LOCATED WITHIN ESTABLISHED RETAIL PARADE
- > 100% RATES RELIEF AVAILABLE TO QUALIFYING OCCUPIERS



TO LET

UNIT 7, PROVOST WATT DRIVE, KINCORTH, AB12 5BT

CONTACT: Shona Boyd, shona.boyd@shepherd.co.uk 01224 202800 www.shepherd.co.uk



LOCATION

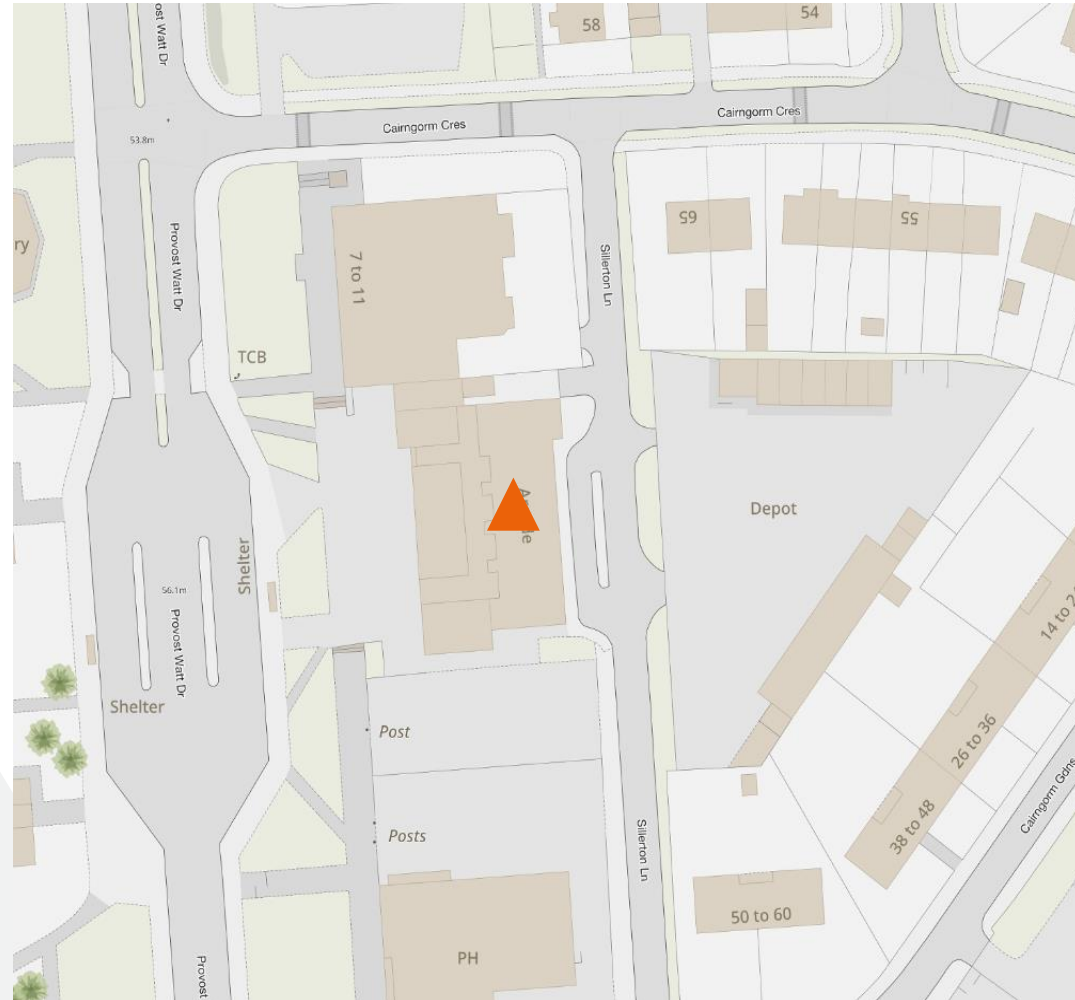
The subjects are located on Provost Watt Drive, which is within the Kincorth area located southwest of Aberdeen city centre. The subjects are located within an established shopping arcade which serves the locale. Other occupiers include the Spar, Dolphin Fish & Chips, The Chef Takeaway and Sharron’s Hair Studio.

DESCRIPTION

The subjects comprise a ground floor retail unit contained within the Kincorth Shopping Arcade. The premises is located internally within the arcade and is accessed by the main front entrance to the arcade. The premises comprises an open plan unit suitable for a range of retail and professional service users.



UNIT 7 (ACCESSED INTERNALLY)



ACCOMMODATION

ACCOMMODATION	m ²	ft ²
Total	63.30	681

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

£6,500 Per Annum

RATEABLE VALUE

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as £5,900 per annum.

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

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of "F"

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

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.

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 Queen's Road Aberdeen AB15 4ZN
 Shona Boyd, shona.boyd@shepherd.co.uk 01224 202800

www.shepherd.co.uk



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