

RAPLEYS

TO LET In-store Retail Unit

rapleys.com
0370 777 6292

Unit 1A, Trinity Centre Aberdeen AB11 6BE

CONTACT **Thomas Ball | Rapleys LLP**
07831 842859 | thomas.ball@rapleys.com
Stephen Gunn | Gunn Property Consultants
0141 221 3500 | stephen@gunnproperty.co.uk



Prominent retail unit

Located between **Primark** and
The Works

Asking rent of £35,000 per annum

No service charge applicable

410 car parking spaces

TO LET In-store Retail Unit

rapleys.com
0370 777 6292

Unit 1A, Trinity Centre Aberdeen AB11 6BE

CONTACT **Thomas Ball | Rapleys LLP**
07831 842859 | thomas.ball@rapleys.com
Stephen Gunn | Gunn Property Consultants
0141 221 3500 | stephen@gunnproperty.co.uk



Location

Aberdeen is Scotland's third largest city and is within a 3 hour drive time from both Glasgow and Edinburgh.

The Trinity Centre is ideally situated off the main thoroughfare of Union Street, the city's prime retail parade. The centre comprises of around 34 retail units anchored by **Primark** and **Debenhams**. Other retailers within the scheme include, **The Works**, **Greggs** and **Superdrug**.

Description

The subject property is situated on ground floor of the Trinity Centre situated between Primark and The Works.

The property is a glazed frontage retail unit ready for immediate occupation.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor sales	80.67	868
First floor	37.42	403
Second floor	70.01	754
Total	188.10	2,025

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Tenure

Leasehold.



RAPLEYS

TO LET In-store Retail Unit

rapleys.com
0370 777 6292

Unit 1A, Trinity Centre Aberdeen AB11 6BE

CONTACT **Thomas Ball | Rapleys LLP**
07831 842859 | thomas.ball@rapleys.com
Stephen Gunn | Gunn Property Consultants
0141 221 3500 | stephen@gunnproperty.co.uk



Terms

Rent: £35,000 per annum. There will be no service charge applicable for this unit.

Rating

We are advised that the Rateable Value for the property is £47,750 and the UBR for the property is 49p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.saa.gov.uk.

Energy Performance

Energy Performance Asset Rating: TBC.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment through the joint agents.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Falcon Road, Hinchingsbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy. © Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in February 2020.

