

TO LET

In-store Retail Unit

rapleys.com **0370 777 6292** Unit 1A, Trinity Centre Aberdeen AB11 6BE

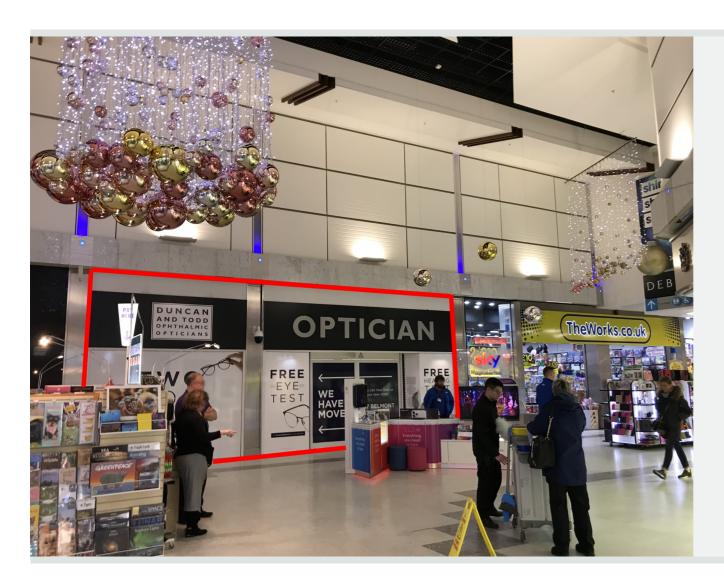
CONTACT

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



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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

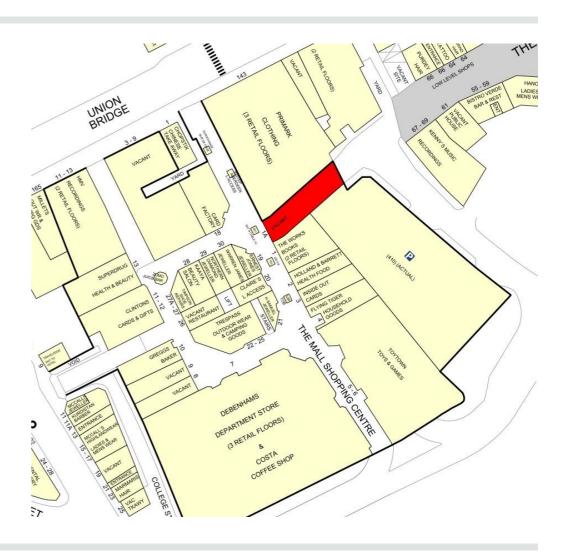
The property comprises the following approximate floor areas:

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

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.





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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, Hinchingbrooke Business Park, Huntingdon, PE29 6FG. Regulated by RICS.

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