

# TO LET

## Retail Premises

\*\*\* ON THE INSTRUCTIONS OF ASDA \*\*\*

Units 5, 6 & 7

Dyce Shopping Centre

Aberdeen

AB21 7LW



### LOCATION

The property is located within the Dyce Shopping Centre on the west side of Riverview Drive in Dyce. The subjects are approximately 12 kilometres from Aberdeen City Centre and 2 kilometres from Aberdeen Airport. Dyce is an established suburb of Aberdeen and the subjects benefit from good levels of footfall as a result of their close proximity to the Asda supermarket.

Adjacent occupiers include Duncan & Todd Opticians, Boots and Card Factory.

### DESCRIPTION

The subjects comprise a large ground floor retail unit situated within a covered mall and provide the following approximate net internal floor areas:

|         |              |              |
|---------|--------------|--------------|
| Ground: | 270.06 sq m* | 2,907 sq ft* |
|---------|--------------|--------------|

\* Subdivision of this unit may be possible – further details available on application.

### TERMS

The property is available on the basis of a new long term lease at a rent of £45,000 per annum exclusive.

### SERVICE CHARGE

The property will be liable for a contribution towards service charge. Details available on application.

### RATEABLE VALUE

We are verbally informed by the Local Rating Authority that the rating assessment for 2018/2019 is as follows:

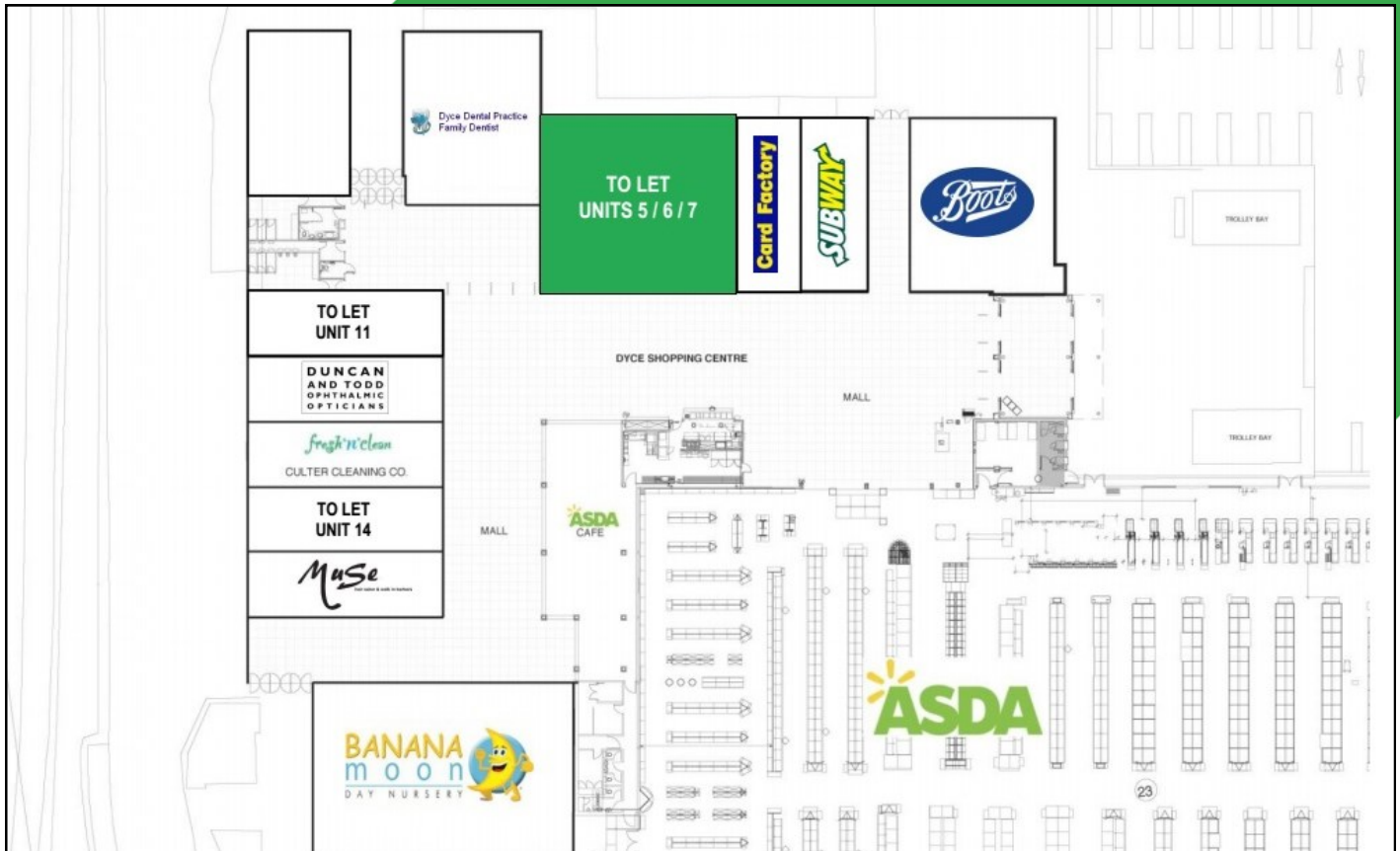
|                 |                   |
|-----------------|-------------------|
| Rateable Value: | £65,000           |
| Rates Payable:  | £32,890 (approx.) |

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## LEGAL EXPENSES

Each party will bear their own legal expenses incurred in connection with this transaction.

## VAT

All prices are quoted exclusive of VAT.

## VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint letting agents:

Donald M Syme  
Syme Property Consultancy  
T: 0141 285 7943  
E: [donald@symeproperty.co.uk](mailto:donald@symeproperty.co.uk)

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## IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. April 2018.