

TO LET

RETAIL PREMISES

Floor Area: 171.66 SQM (1,848 SQFT)

Located Within Established Retailing Location

Suitable For A Variety Of Uses Falling Under Class 1A

Rental : £32,000 Per Annum



WHAT 3 WORDS

UNIT 4A, ASHDALE DRIVE, WESTHILL, AB32 6LP

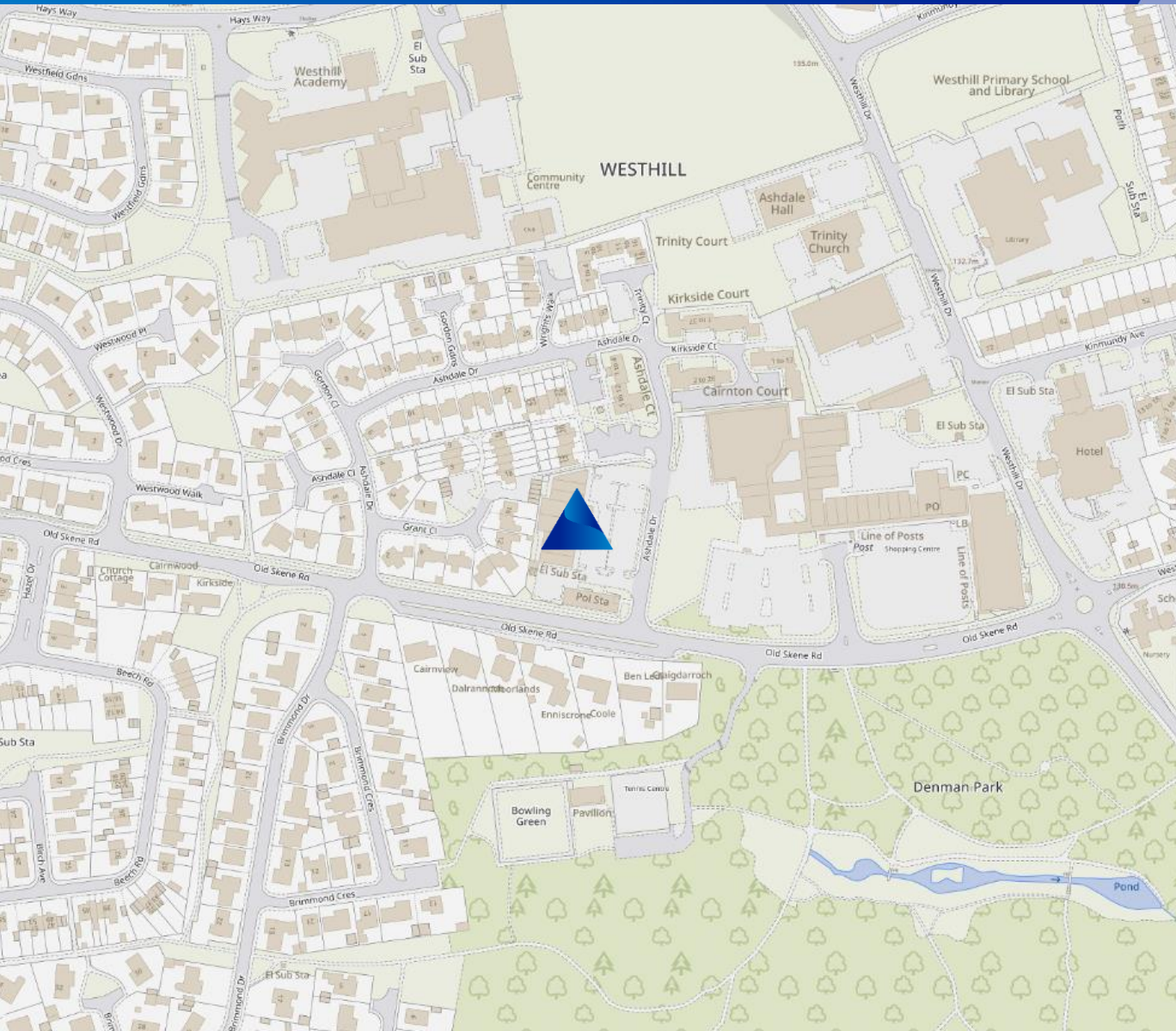
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Location

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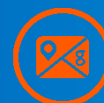


The property is situated within an established retail location on Ashdale Drive in Westhill, approximately 6 miles to the west of Aberdeen City Centre. The subjects form one of seven units within a small and attractive shopping parade, benefiting from good on-site car parking, with nearby occupiers including Subway, Yan Restaurant, Abercrombie Smile Design and Tan Allure.

The parade is immediately adjacent to Westhill Shopping Centre, which is anchored by Marks & Spencer, Home Bargains and Costa. The property further benefits from close proximity to the A944, which provides direct access to the Aberdeen Western Peripheral Route (AWPR), linking the north and south of Aberdeen.



**Retail Premises Within
Established Retailing Parade**



FIND ON GOOGLE MAPS



Description

The subjects comprise of retail accommodation arranged over one and a half stories contained within a shopping parade of blockwork construction with a pitched slate roof over. The unit has an aluminium and glazed retail frontage with fascia signage over while access is via a recessed pedestrian door of similar design.

Accommodation

	m ²	ft ²
Ground Floor	106.73	1,149
First Floor	64.93	699
TOTAL	171.66	1,848

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

Rental

£32,000 per annum exclusive of VAT and payable quarterly in advance.

Lease Terms

The premises are available on the basis of a new lease of negotiable duration.

Rateable Value

The subjects are currently entered into the Valuation Roll at a rateable value of £24,500.

An ingoing occupier will have the opportunity to appeal this figure.

Energy Performance Certificate

The subjects currently have an EPC rating of 'D'.

Further information and a recommendation report is available to seriously interested parties on request.

VAT

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

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



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t: 01224 202800



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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