

# Units 5, 6 & 7, Dyce Shopping Centre, Aberdeen, Dyce, Scotland, AB21 7LW WWW.ASDA.LIVE.JLL.COM - RETAIL UNIT TO LET

#### **Summary**

- On the instruction of Asda
- 12km from Aberdeen City Centre and 2km from Aberdeen Airport
- · High Footfall

#### 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.

#### Accommodation

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

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#### Tenure

The subjects are available on a new full repairing and insuring lease for a term to be agreed, subject to five-yearly upward only rent reviews.

#### Rent

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

exclusive of rates, service charge and VAT (if applicable).

#### **Rates**

Rates Payable (2017/2018): £32,890 per annum (based upon Rateable Value: £65,000 and UBR: 46.6p)

#### **Service Charge**

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

#### **EPC**

Available upon request.





#### **Viewing & Further Information**

Viewing is strictly by appointment with:

#### William Game

t: +44 207 087 5722

e: William.Game@eu.jll.com

### **Joint Agents**

#### **Stephen Innes (Lambert Innes)**

t: 0141 248 5878

e: stephen@lambertinnes.co.uk

#### Ross Wilkie (Colliers International UK)

t: 0141 226 1075

e: ross.wilkie@colliers.com

## Donald Syme (Syme Property Consultancy)

t: 0141 285 7943

e: donald@symeproperty.co.uk

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