



FG Burnett

To Let

Unit 28, Westhill Shopping Centre

Westhill, Aberdeenshire, AB32 6RL

88.64 sq.m | 954 sq.ft

- Detached commercial property, suitable for various uses
- Located within popular suburban Shopping Centre
- Anchored by M&S Foodhall

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All enquiries:

01224 572 661

fgburnett.co.uk



Location

Westhill is an affluent suburb of Aberdeen, situated 7 miles west of the City Centre. It has a resident population of approx. 12000 and a substantially larger catchment population.

The premises forms part of the Westhill Shopping Centre located at the entrance of the service yard, accessed from Westhill Drive. The property sits adjacent to Lasan Indian Brasserie and Aldi as well as the Holiday Inn Express and Town and Country Veterinary Group.

Description

The subjects comprise a stand-alone unit of brick and timber construction with a pitched and tiled roof. Access is via a single glazed entrance door with rear access to the service yard.

Internally the accommodation comprises a mix of open plan and partitioned areas with various floor and wall coverings.

The unit benefits from excellent car parking within the main Shopping Centre.

Floor Area

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate net internal area calculated:

Ground Floor	88.64 sq.m	954 sq.ft
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Lease Terms

The property is available on a new Full Repairing and Insuring lease incorporating five yearly rent review.

Rent

£20,000 per annum, exclusive of VAT.



Rateable Value

The property has a Rateable Value of £15,500 with effect from 1 April 2023.

Rates Details

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

EPC

Full Energy Performance Certificate available on request.

VAT

Any rent quoted is exclusive of VAT which will be applicable.

Service Charge

Details of the annual service charge are available from the letting agents.



Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. An ingoing tenant will be responsible for any LBTT or registration dues applicable.

Entry

Upon lease expiry and conclusion of all legalities.

Viewings & Offers

All offers should be submitted in writing to the joint agents.



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