

FITTED RESTAURANT / LEISURE OPPORTUNITY - IN WATERFRONT LOCATION - TO LET

ABERDEEN (ESPLANADE)

Unit 3, Queens Links Leisure Park, AB24 5EN



Key Highlights

- Established leisure park destination in Aberdeen, with a beach front location.
- Nearby occupiers include Cineworld, The Range, Iceland, Burger King and Codona's Amusement Park.
- 938 free car parking spaces.
- Fitted ground and basement restaurant.
- Approx 6,250 sq ft (580.6 sq m)

SAVILLS GLASGOW
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ASDA

cineworld
CINEMAS

**BURGER
KING**

The Range
Home, Leisure & Garden

**Pizza
Hut**

CODONAS
• ABERDEEN •
A Real Family Favourite!

TO LET



ACCOMMODATION

The property is arranged over ground floor and basement levels, comprising the following approximate gross internal areas:

FLOOR AREA	SQ FT	SQ M
Ground Floor:	5,490	510
Basement:	758	70.4

RENT

Offers of £90,000 per annum exclusive are invited.

TENURE

The premises are available on a new long term lease basis with terms to be agreed.

RATES

Rateable Value: £97,000 with effect from 1 April 2026. (Each new occupier has the right to appeal against this figure.)

Based on a rate poundage of £0.535, this rateable value could result in a notional rates liability in financial year 2026/27 of £51,895.

However, the actual rates payable and any further reliefs which could be available may depend on your circumstances. Further information is available upon request.

SERVICE CHARGE

The service charge is currently estimated at £41,108 per annum.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC RATING

Full Energy Performance Certificate available on request.

FURTHER INFORMATION / VIEWING

Further information is available upon request. Viewing is strictly by appointment with Savills.

CONTACTS

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