

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 8,956 sq ft (832 sq m)

SAVILLS GLASGOW  
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**ASDA**

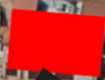
**cineworld**  
CINEMAS

**BURGER KING**

**The Range**  
Home, Leisure & Garden

**CODONAS**  
ESTABLISHED 1920  
ABERDEEN  
A Real Family Favourite!

**Pizza Hut**



**TO LET**



## ACCOMMODATION

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

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

## RENT

On application.

## 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

For further information please contact:

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