

**TO LET**

## Retail Unit

Size: 63.30 sqm (681 sqft)

Located within established retail parade

100% rates relief available for qualifying occupiers

Rental: £6,500



WHAT 3 WORDS

**UNIT 7, PROVOST WATT DRIVE, KINCORTH, AB12 5BT**

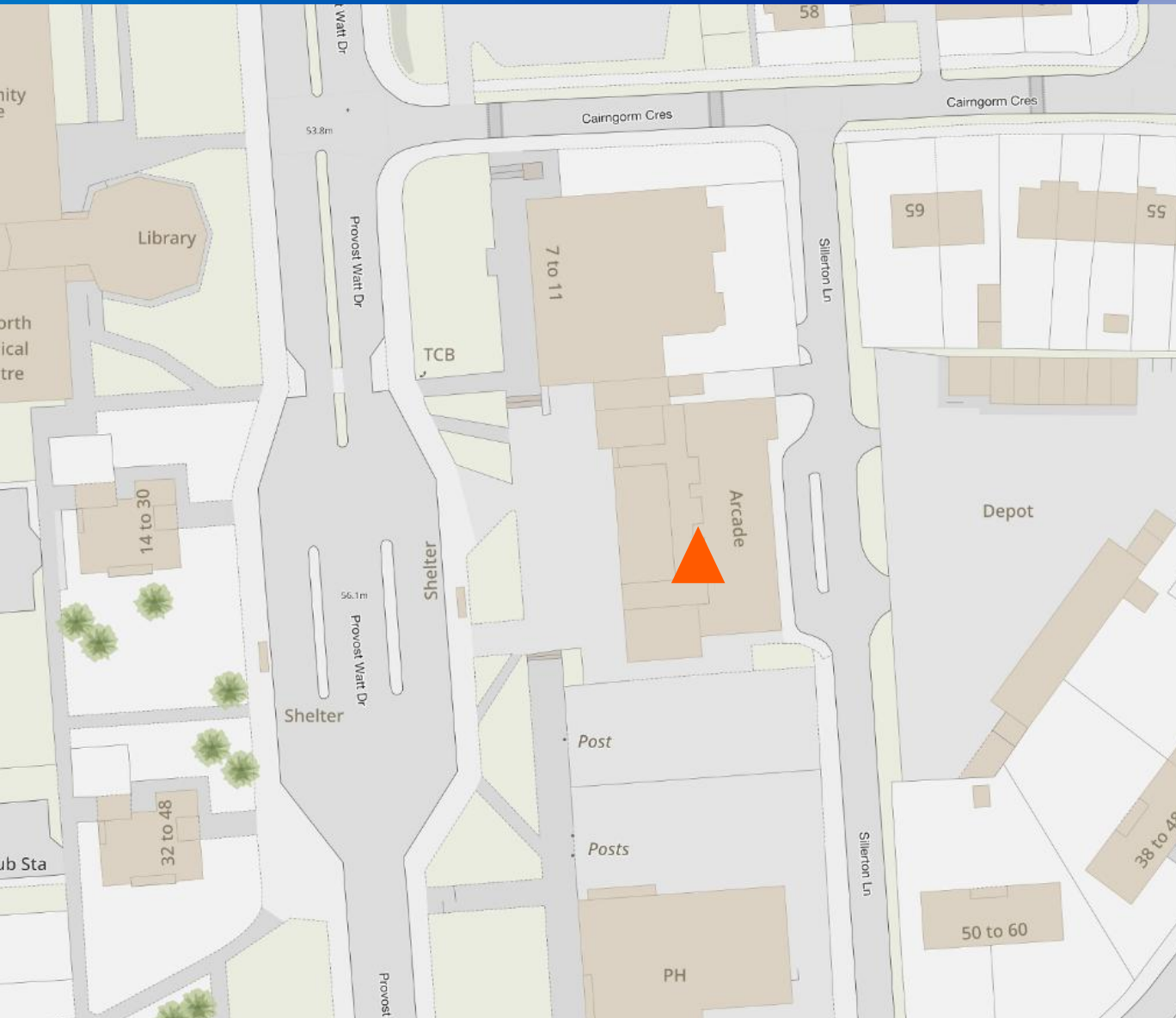
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# Location

UNIT 7, PROVOST WATT DRIVE, KINCORTH, AB12 5BT



The subjects are located on Provost Watt Drive, which is within the Kincorth area located southwest of Aberdeen city centre. The subjects are located within an established shopping arcade which serves the locale. Other occupiers include the Spar, Dolphin Fish & Chips, The Chef Takeaway and Sharron's Hair Studio.



UNIT 7 (ACCESSED INTERNALLY)



FIND ON GOOGLE MAPS



# Description

UNIT 7, PROVOST WATT DRIVE, KINCORTH, AB12 5BT



The subjects comprise a ground floor retail unit contained within the Kincorth Shopping Arcade. The premises is located internally within the arcade and is accessed by the main front entrance to the arcade. The premises comprises an open plan unit suitable for a range of retail and professional service users.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>	63.30	681

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

£6,500 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 Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as £5,900 per annum.

The subjects would therefore qualify for 100% Small Business Rates Relief should a qualifying occupier be identified.



## Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of F.

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

As is our client's standard practice the Tenant will bear Landlord's legal costs. Further information is available on request.

The tenant will be liable for Registration Fees for registering the lease in The Books of Council and Session amounting to £44 (incl. VAT).

The tenant will be liable for any LBTT where applicable.

## Get in Touch

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



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## 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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