



WELL PRESENTED UNIT IN POPULAR SUBURBAN SHOPPING CENTRE,  
ANCHORED BY M&S FOODHALL



**FG Burnett**



TO LET

# Unit 5, Westhill Shopping Centre

Westhill, Aberdeenshire, AB32 6RL | 82.22 sq.m (885 sq.ft)

To request a viewing call us on 01224 572661

[FGBURNETT.CO.UK](http://FGBURNETT.CO.UK)



- DUNCANO'S BAR & BISTRO
- ABDN SPORTS MASSAGE LTD
- SZECHUAN TAKEAWAY
- ABERDEIN CONSIDINE
- DUNCAN AND TODD OPHTHALMIC OPTICIANS
- BEST WISHES



SERVICE YARD



- BARBER'S POLE
- STOIE CRUDEN AND SIMPSON
- Domino's
- BETFRED
- Card Factory
- LOW'S FISH & CHIPS
- UNIT 5 - VACANT
- LOW & CO HAIR & BEAUTY
- BARNARDO'S
- DAISY CHAIN



WESTHILL DRIVE

WESTHILL SHOPPING CENTRE  
 314 car parking spaces  
 (free car parking)

OLD SKENE ROAD

WESTHILL DRIVE  
 TO ABERDEEN



## 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 Centre is anchored by M&S Foodhall. Other occupiers include Costa, Home Bargains, Specsavers, Greggs, Dominos and Aberdein Considine.

## DESCRIPTION

The property has previously been used as a cafe and provides serving area together with area for seating to the front together with kitchen and WC to the rear.

## FLOOR AREA

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

Ground Floor	82.22 sq.m	885 sq.ft
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## RENT

£30,000 per annum, exclusive of VAT.

## VAT

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

## LEASE TERMS

The property is available on a new lease basis with terms to be agreed.

## RATEABLE VALUE

The property has a Rateable Value of £22,750 with effect from 1 April 2023. Rates payable for the year 2024/25 is £11,330.

## RATES DETAIL

An ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. All rating information should be verified with the Local Authority.

## SERVICE CHARGE

£5,168 per annum.

## EPC RATING

Full Energy Performance Certificate available on request.

## 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 conclusion of all legalities.

**VIEWING & OFFERS** All offers should be submitted in writing to the joint agents.

### RICHARD NOBLE

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