

# TO LET

Retail Premises

\*\*\* ON THE INSTRUCTIONS OF ASDA \*\*\*

Units 5, 6 & 7  
Dyce Shopping Centre  
Aberdeen  
AB21 7LW



## LOCATION

The property is located within the Dyce Shopping Centre on the west side of Riverview Drive in Dyce. The subjects are approximately 12 kilometres from Aberdeen City Centre and 2 kilometres from Aberdeen Airport. Dyce is an established suburb of Aberdeen and the subjects benefit from good levels of footfall as a result of their close proximity to the Asda supermarket.

Adjacent occupiers include Duncan & Todd Opticians, Boots and Card Factory.

## DESCRIPTION

The subjects comprise a large ground floor retail unit situated within a covered mall and provide the following approximate net internal floor areas:

Ground:	270.06 sq m*	2,907 sq ft*
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\* Subdivision of this unit may be possible – further details available on application.

**Syme**  
PROPERTY CONSULTANCY  
0141 285 7945  
www.symeproperty.co.uk

**LAMBERT  
INNES**  
PROPERTY CONSULTANTS  
0141 248 5878  
www.lambertinnes.co.uk

**Colliers**  
INTERNATIONAL  
0141 226 1000  
www.colliers.com/uk/retail

## TERMS

The property is available on the basis of a new long term lease at a rent of £45,000 per annum exclusive.

## SERVICE CHARGE

The property will be liable for a contribution towards service charge. Details available on application.

## RATEABLE VALUE

We are verbally informed by the Local Rating Authority that the rating assessment for 2018/2019 is as follows:

Rateable Value:	£65,000
Rates Payable:	£32,890 (approx.)



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**LEGAL EXPENSES**

Each party will bear their own legal expenses incurred in connection with this transaction.

**VAT**

All prices are quoted exclusive of VAT.

**VIEWING & FURTHER INFORMATION**

Strictly by appointment through the joint letting agents:

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Syme Property Consultancy  
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**IMPORTANT NOTICE**

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