

TO LET

Retail Premises

*** ON THE INSTRUCTIONS OF ASDA ***

Units 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, Card Factory and Timpson.

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	184.94 sq m*	1,990 sq ft*
--------	--------------	--------------

* Subdivision of this unit may be possible – further details available on application.

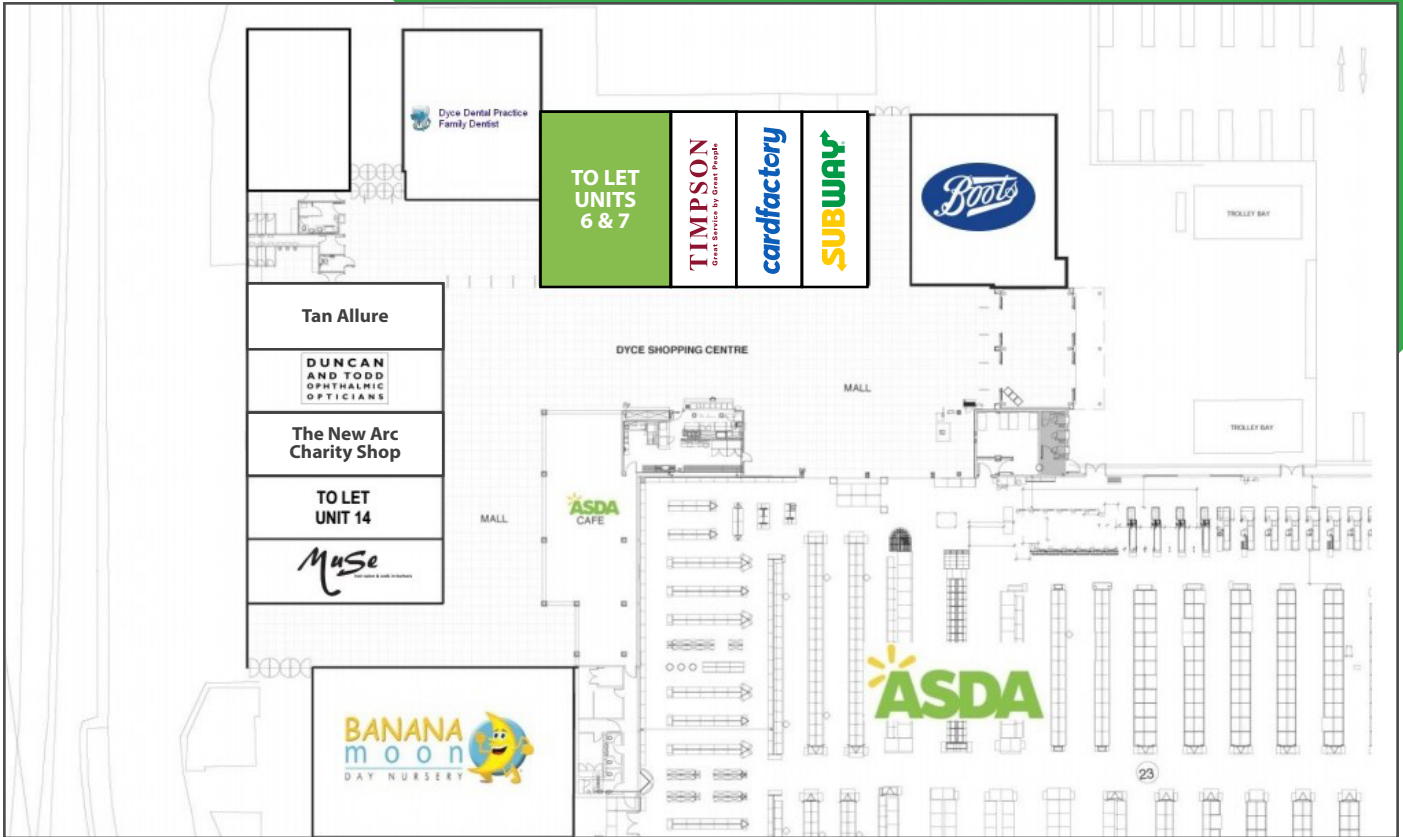


Syme
PROPERTY CONSULTANCY
0141 285 7945
www.symeproperty.co.uk

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

Units 6 & 7 Dyce Shopping Centre Aberdeen AB21 7LW

www.asda.live.jll.com



TERMS

Information on quoting rent and lease terms can be provided by contacting the joint agents.

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 is as follows:

Rateable Value: £46,250

Rates Payable: £23,032.50 (approx.)

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:

Donald M Syme
Syme Property Consultancy
T: 0141 285 7943
E: donald@symeproperty.co.uk

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

Stephen Innes
Lambert Innes
T: 0141 248 5878
E: stephen@lambertinnes.co.uk

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

Details of opportunities available in other Asda stores can be found at: www.symeproperty.co.uk or www.lambertinnes.co.uk