

Retail Unit - To Let

Unit 4, Centrepont Retail Park, Aberdeen, AB25 3SA





KEY POINTS:

- Aberdeen has an approximate catchment population of 500,000 people.
- Centrepont Retail Park is located approximately 1 mile north west of Aberdeen city centre and sits immediately adjacent to Berryden Retail Park.
- The retail park extends to approx 95,000 sq ft with 600 parking spaces.
- The centre is anchored by **Sainsbury's** and **Mecca Bingo**.
- Other occupiers located nearby include **Matalan**, **Harry Corry**, **Barnardo's**, **Next**, **Sports Direct**, **Home Bargains**, **The Food Warehouse** and **Currys**.

ACCOMMODATION:

The property is arranged over ground floor only, comprising the following approximate gross internal area:

Ground Floor: 14,612 sq ft 1,357.45 sq m

TERMS

The property is available on a new full repairing and insuring lease on a term to be agreed.

RENT

On application.

SERVICE CHARGE

The service charge for the current financial year is approximately £40,841 pa.

INSURANCE:

The insurance for the current financial year is approximately £1,589 pa.

BUSINESS RATES:

Rateable Value: £113,000 with effect from 1 April 2026. (Each new occupier has the right to appeal against this figure.)

Based on a rate poundage of £0.548, this rateable value could result in a notional rates liability in financial year 2026/27 of £61,924.

However, the actual rates payable and any further reliefs which could be available may depend on your circumstances. Further information is available on request.

LEGAL COSTS:

Each party is to be responsible for their own legal costs incurred in this transaction.

EPC:

A valid EPC for this property can be made available upon request.

CONTACT DETAILS:

For further information or to arrange a viewing, please contact Savills:

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