

# Ryden

## TO LET

RETAIL UNIT WITHIN POPULAR  
SHOPPING CENTRE  
94.39 SQ M (1,016 SQ FT)



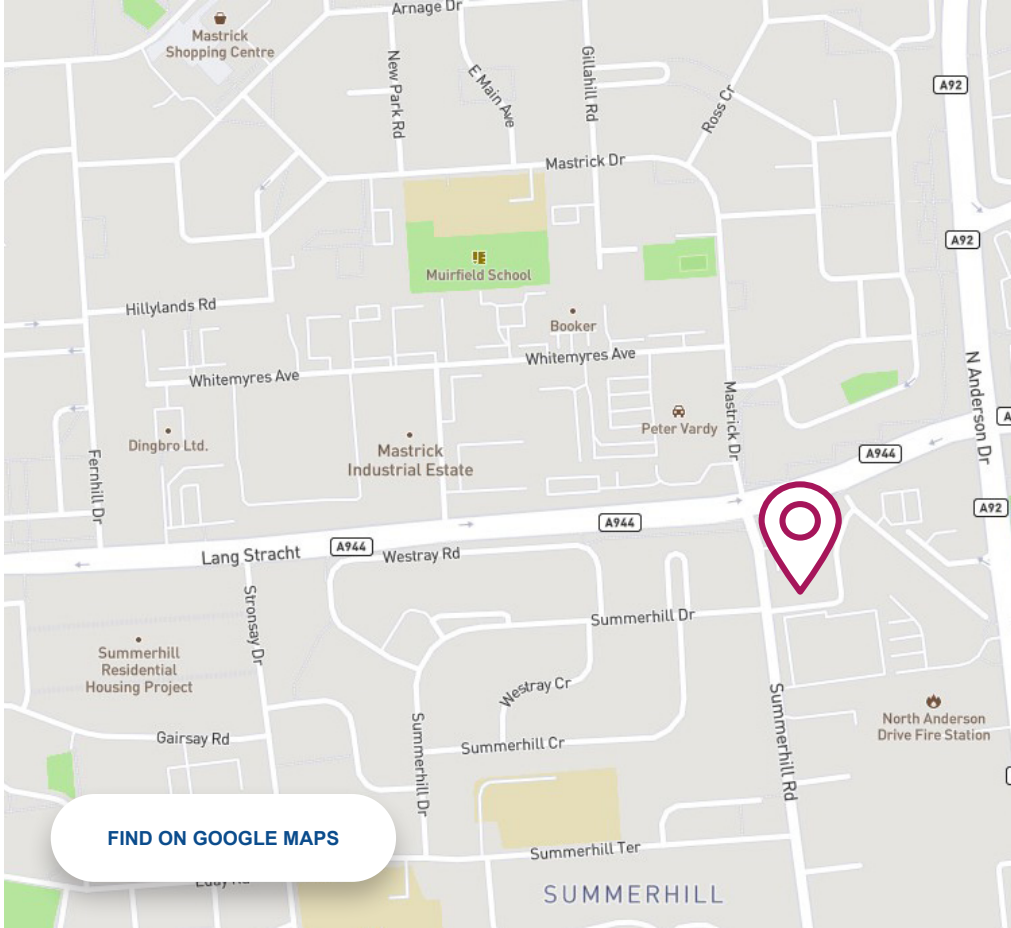
UNIT 11,  
SUMMERHILL  
COURT  
SUMMERHILL ROAD  
ABERDEEN  
AB15 6TW

POPULAR NEIGHBOURHOOD  
SHOPPING CENTRE

AMPLE COMMUNAL CAR  
PARKING FACILITIES

100% RATES RELIEF

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## LOCATION

The unit is located within Summerhill Court shopping centre near the junction of Summerhill Road and the Lang Stracht.

It is located approximately 2 miles north-west of the city centre and less than 0.2 miles from the city's main ring road, Anderson Drive (A92), providing easy access to all parts of the city.

Nearby occupiers include; Farmfoods, William Hill, Summerhill Pharmacy, Autosave Components, Dominos and Sure Hotel.

## DESCRIPTION

The subjects comprise a two storey mid-terrace retail unit comprising of blockwork walls under a flat roof. There is a large storage area on the first floor.

Internally, the unit is open plan in nature with toilets and kitchenette facilities. The subjects benefit from the following specification; gas central heating, 3 phase power, Cat 2 lighting, plasterboard lined walls and carpeted flooring.

The property also benefits from the use of ample communal parking facilities.

## ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we calculate the approximate net internal areas, as follows:-

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	61.52	662
FIRST FLOOR	32.87	354
<b>TOTAL</b>	<b>94.39</b>	<b>1,016</b>

## RENT

Upon application.

## LEASE TERMS

The landlord is willing to consider flexible lease terms. Any medium to long term lease terms will provide for periodic rent reviews.

## RATEABLE VALUE

The subjects are currently entered in the Valuation Roll with an NAV/RV of £12,250.

An incoming occupier could benefit from **100% rates relief** for the duration of their lease if qualifying for the Small Business Bonus Scheme (SBBS).

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of E.

A copy of the EPC and the Recommendations Report can be provided upon request.

## SERVICE CHARGE

It should be noted that any ingoing tenant will be liable for a service charge for the upkeep of the common areas within the estate,

## ENTRY

Upon agreement.

## VAT

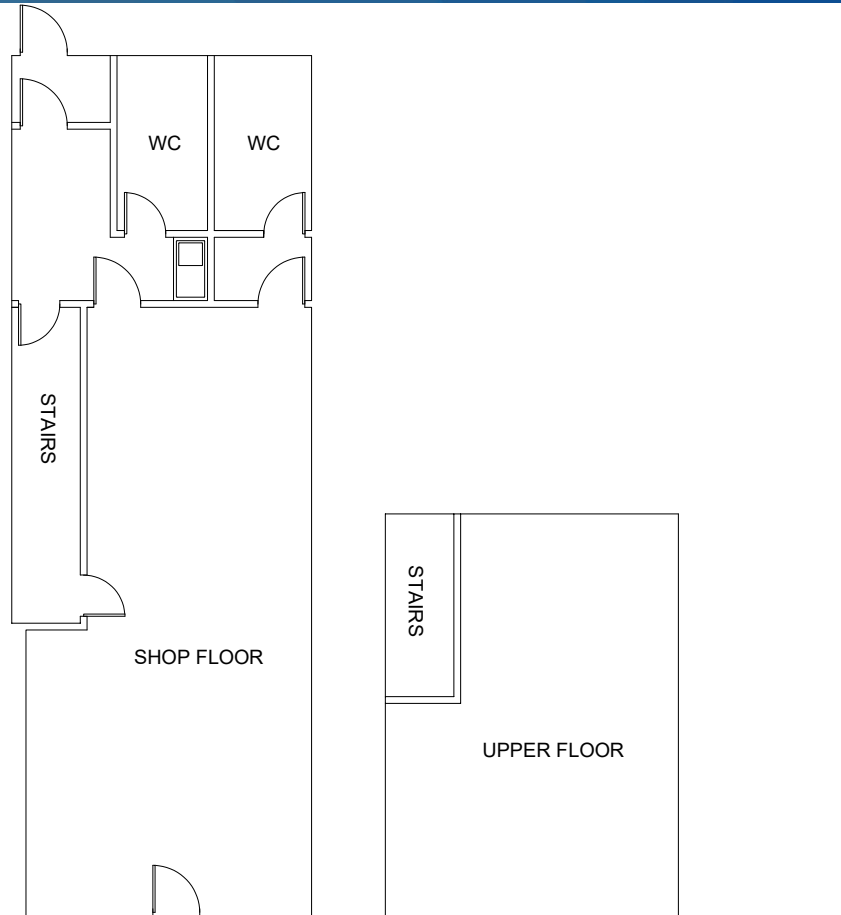
Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

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LOCATED WITHIN  
SUMMERHILL  
COURT SHOPPING  
CENTRE NEAR  
THE JUNCTION  
OF SUMMERHILL  
ROAD AND THE  
LANG STRACHT





# GET IN TOUCH

Please get in touch with our letting agent for more details.

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**Ryden**

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# Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. February 2024



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