

TO LET

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whitelaw baikie figes
0141 221 6161
www.wbf.co.uk

breck PROPERTY
CONSULTANTS
breckpc.co.uk EST. 2009

PRIME SHOP

6A Berryden Retail Parade

Berryden Retail Park, Aberdeen, AB25 3SA

Location

Aberdeen is the retail, commercial and administrative heart of North East Scotland with a population of circa 200,000 persons, and a retail catchment population in excess of 500,000 persons.

Berryden Retail Park is situated approximately 1 mile northwest of the city centre and has been developed in a number of phases. This unit is part of a parade which includes Johnson Cleaners, Hays Travel, Low's Fish & Chips, Post Office, Betfred and Poundland. The unit is 5 doors right facing the entrance to Sainsbury's. Other traders in the Park include Mecca, Next, Matalan, Harry Corry, Sports Direct, The Food Warehouse, Home Bargains, Currys and Argos.

There is free car parking for approx 720 cars in front of the unit. Public transport routes pass along Berryden Road.

Description

The premises are on ground and lower ground floor and form part of an original development comprising a supermarket and a parade of shops, with a front colonnade. The premises have a modern shop front with sales and staff/stock accommodation. Approximate dimensions and areas are as follows:-

Gross Frontage:	5.80 m	19' 0"
Internal Width front:	5.72 m	19' 9"
Internal Width rear:	8.45 m	27' 9"
Depth:	14.13 m	46' 4"
Net Area: ground:	95.33 m ²	1,026 ft ²
Net Area: lower ground:	28.63 m ²	308 ft ²

The unit has the benefit of rear servicing.

Rating

Effective 1st April 2026 the RV is £19,750.

UBR ('26/'27): £0.481

Energy Performance Certificate

EPC awaited, further details upon request.



Lease Terms

The subjects are offered on a new FRI lease for a period to be agreed. Date of Entry to be agreed.

Rent

Rental offers in the region of **£22,500 per annum** are now invited.

Legal Costs

Each party will pay their own legal costs. The Tenant will be responsible for LBTT, registration dues and any VAT thereon.

VAT

All prices, rents and premiums quoted are exclusive of VAT at the current rate.

Entry

By agreement.

Money Laundering Regulations

To comply with Money Laundering Regulations, we are legally required to undertake due diligence on prospective tenants which will, at a minimum, include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

RENT

£22,500 per annum

offers in the region of

AREA

1,026 sq ft ground

+ 308 sq ft lower ground

RATEABLE VALUE

£19,750

effective 1 April 2026

LEASE

New FRI lease

term to be agreed

Viewing & Further Information

Strictly by appointment through the joint agents;

Whitelaw Baikie Figes

Tel: 0141 221 6161

Breck Property Consultants

Tel: 0141 229 5494

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Contact: David Rooney

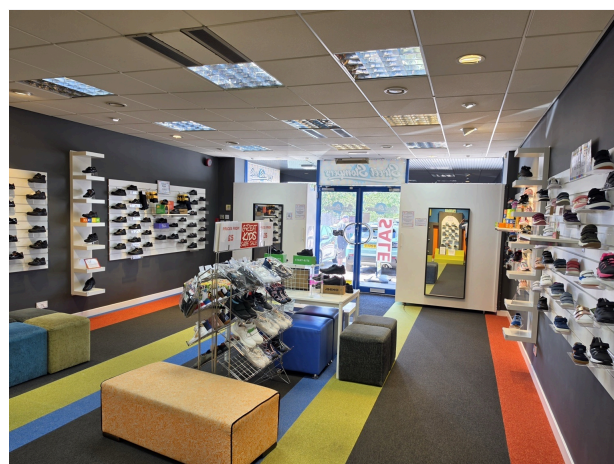
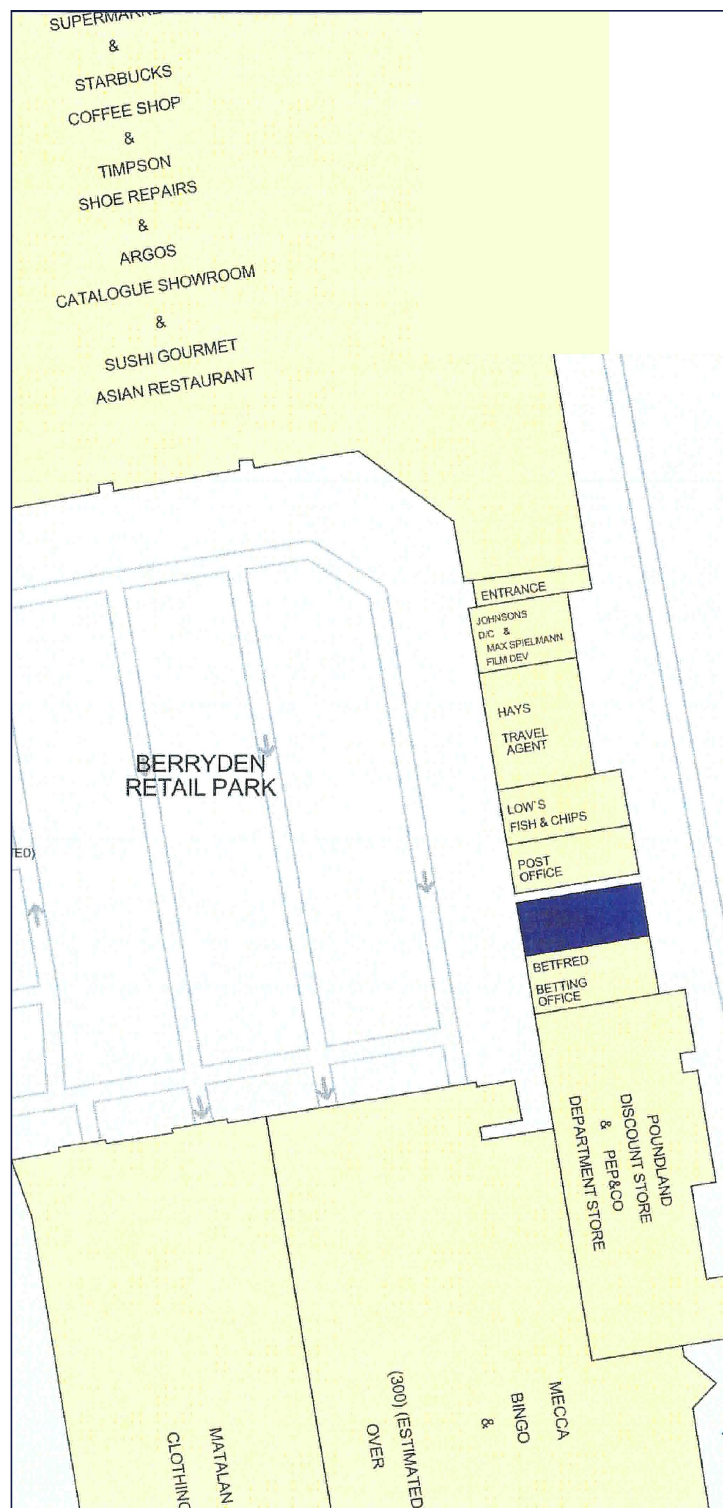
Email: david@wbf.co.uk

Contact: Alan BW Stewart

Email: alan@breckpc.co.uk

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Location Plan



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Details updated: 5th October 2026