Ryden

TO LET

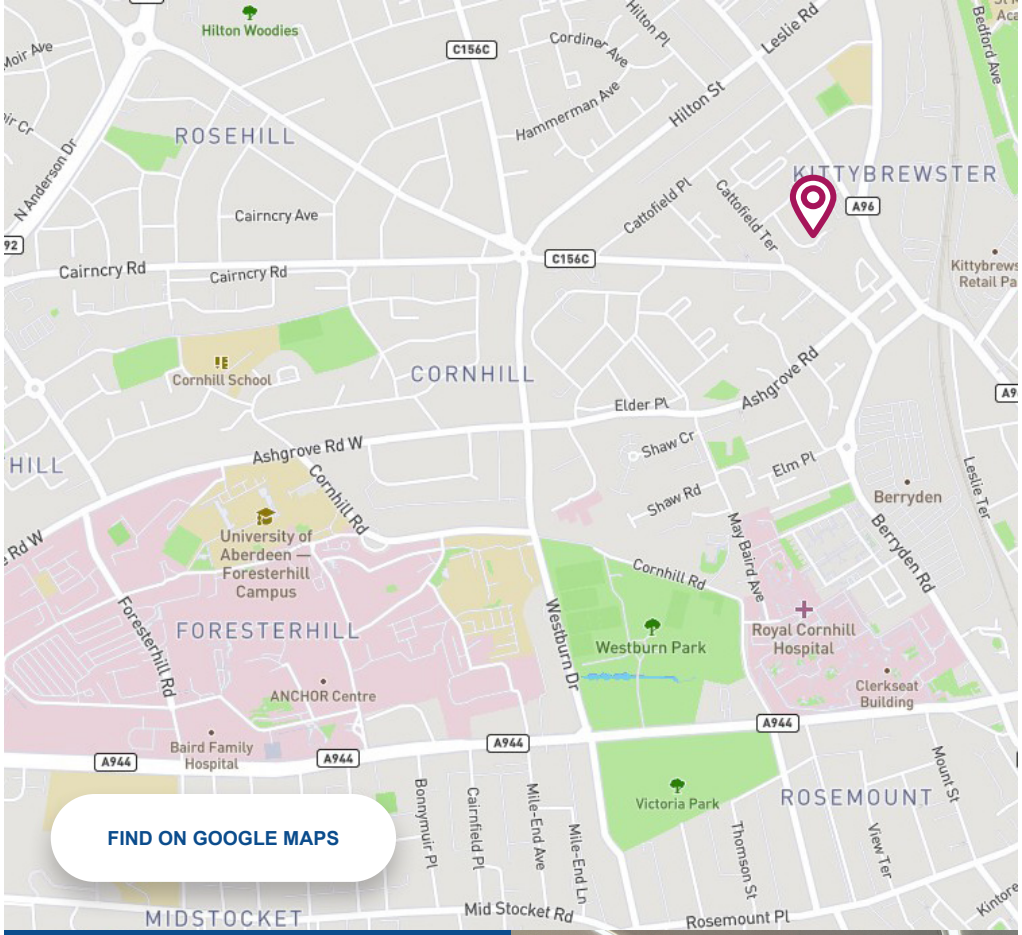
CITY CENTRE RETAIL PREMISES
77.76 SQ M (837 SQ FT)



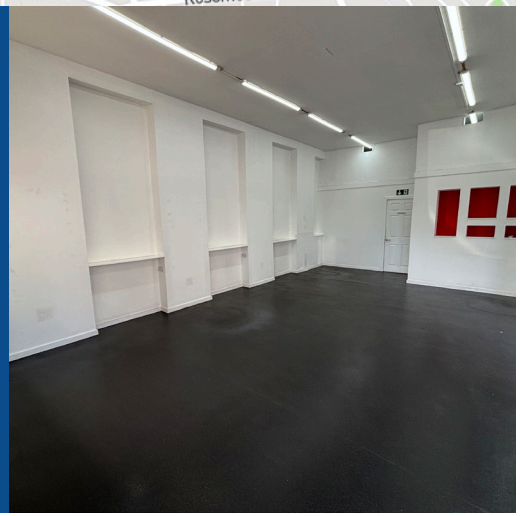
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UNIT 14
KITTYBREWSTER
SHOPPING CENTRE
CLIFTON ROAD
ABERDEEN
AB24 4RZ

- CLOSE PROXIMITY TO KITTYBREWSTER RETAIL PARK, BERRYDEN RETAIL PARK & THE UNIVERSITY OF ABERDEEN
- THE UNIT BENEFITS FROM A DUAL ASPECT FRONTAGE
- AVAILABLE IMMEDIATELY



THE SHOPPING CENTRE IS LOCATED APPROXIMATELY 1 MILE NORTH WEST OF ABERDEEN CITY CENTRE



LOCATION

Kittybrewster Shopping Centre is located on Clifton Road, adjacent to the junction with Powis Terrace and Great Northern Road. The shopping centre is located approximately 1 mile north-west of Aberdeen City Centre in close proximity to Kittybrewster Retail Park, Berryden Retail Park and the University of Aberdeen campus.

Retailers located within the shopping centre include; William Hill, Domino's Pizza and Ladbrokes.

DESCRIPTION

The subjects comprise a single storey end of terrace retail unit consisting of blockwork walls under a flat felt roof. The unit benefits from a dual aspect frontage with pedestrian access door and rear service access.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following net internal floor areas derived: -

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	77.76	837

RATEABLE VALUE

We are advised that the subjects are currently entered in the Valuation Roll with a Rateable Value of £13,750 effective from 01-APR-23.

LEASE TERMS

Our client is willing to consider flexible lease terms depending upon covenant strength.

EPC

The subjects have an EPC Rating of G.

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

RENT

£16,000 per annum, exclusive of VAT, payable quarterly in advance.

MANAGEMENT FEE & SERVICE CHARGE

It should be noted that any ingoing tenant will be liable for a management fee of 6% of the passing rent for the management of the upkeep of the common areas. Service charge costs will also be applied.

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

In the normal manner, the ingoing tenant may be responsible for the landlord's reasonable legal expenses, including any SDLT and registration dues.



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TO LET

CITY CENTRE
RETAIL UNIT
77.76 SQ M
(837 SQ FT)

GET IN TOUCH

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

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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 identif ying 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 inspect ion 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. **September 2025**