

# LEASE DISPOSAL

Unit 3, Boulevard Retail Park  
Links Road  
ABERDEEN AB11 5EJ

crichtonproperty  
consultancy

Chartered Surveyors & Commercial Property Consultants

**STRICTLY PRIVATE & CONFIDENTIAL DISPOSAL - STAFF ARE UNAWARE**

## LOCATION

Boulevard Retail Park lies approximately half a mile north east of Aberdeen City Centre extending to approximately 225,000 sq.ft and includes Asda (85,000 sq.ft), Home Bargains, DW Sports, Poundworld, Aldi etc. The Retail Park also enjoys over 960 free parking spaces. The Queens Links Leisure Park lies opposite totaling some 192,000 sq.ft.

## DESCRIPTION

The subjects are contained on ground floor only.

## ACCOMMODATION

We estimate the property has the following approximate areas and dimensions:-

ACCOMMODATION	METRIC	IMPERIAL
Ground Floor	931.07 sq.m	10,028 sq.ft
Toilet accommodation is provided within the subjects.		

## LEASE DETAILS

The subjects are held on a full repairing and insuring lease expiring 8th July 2027 at the passing rent of £174,860 per annum with one further rent review as at 9th July 2022.

## RENT

On application.

## EPC

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

## ENTRY

By arrangement.

## LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction and the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and VAT incurred thereon.



## RATES

We understand from our enquiries of the Scottish Assessors website that the premises have a rateable value of:-

RATEABLE VALUE	£182,000
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CPC Ltd gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.

## VAT

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

## VIEWING

As **STAFF ARE UNAWARE** of any impending disposal, viewing is **STRICTLY** by prior arrangement.

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BOULEVARD RETAIL PARK

225,212 sq-ft.  
Retail Park  
anchored by  
Asda



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