

TO LET

ROADSIDE RETAIL UNIT

OTHER USES POSSIBLE, SUBJECT TO CHANGE OF USE

 GRAHAM  
SIBBALD



UNIT A, 390 GREAT NORTHERN ROAD, ABERDEEN, AB24 2AX





**LOCATION**

The subjects are situated approximately 3 miles north west of Aberdeen City Centre on the north side of Great Northern Road, which is the main arterial route linking the City Centre to Dyce and is part of Aberdeen’s inner ring road system. The property therefore benefits from excellent transport links across the city and is situated within an established retail parade. The surrounding area is a mixture of both residential and commercial uses.

Nearby occupiers include Poundstretcher, Tesco Express, Woodside Dental Practice and Carpet & Vinyl centre.

**DESCRIPTION**

The subjects forms part of the lower ground floor within a larger retail development located underneath Tesco Express and next to Poundstretcher. It comprises a mix of blockwork and cladded construction under a pitched roof. A new loading door is being added adjacent to the existing one, which will provide direct access into the warehouse.

The property benefits from a sizeable car park and an area for manoeuvring vehicles if required. There is potential for the subjects to appeal to a variety of occupiers.

**ACCOMMODATION**

The property provides the following Gross Internal Areas (GIA):

	Sq. m.	Sq. ft.
TOTAL	260.31	2,802

**PLANNING**

The premises benefits from an open retail use(including food) but we expect other uses such as storage and light industrial uses could be obtained with a specific use description for a specific occupier.

**RENT**

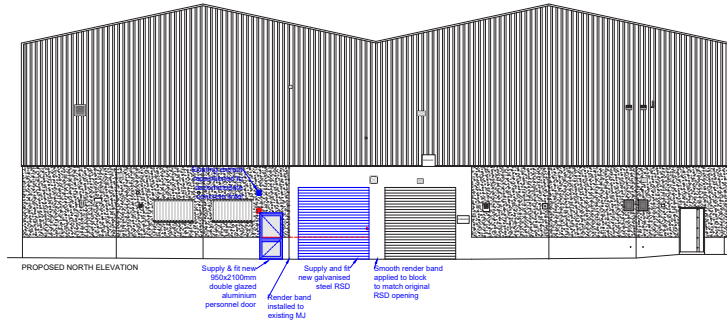
£20,000 per annum.

**LEASE TERMS:**

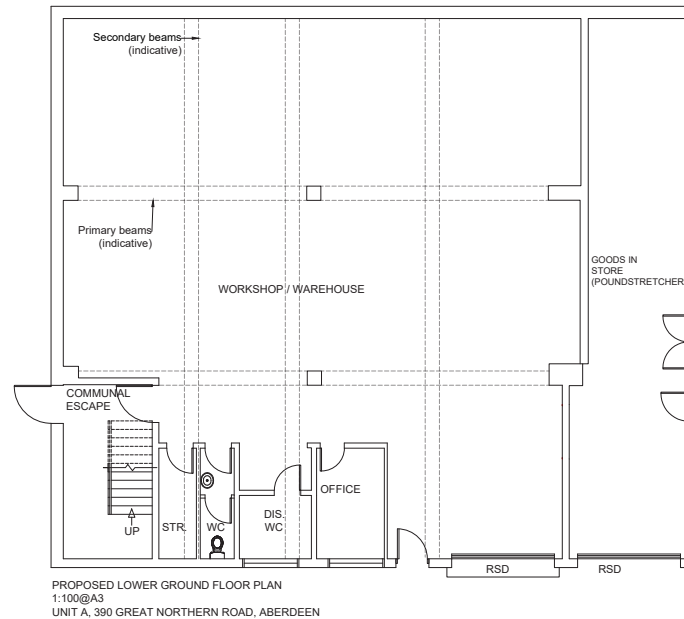
The subject is available on a new Full Repairing and Insuring lease for a period to be agreed. Any medium / long term lease will provide for upward only rent reviews at periodic intervals.



### PROPOSED NORTH ELEVATION



### PROPOSED FLOOR PLAN



#### RATING:

The subject will require a rates reassessment upon completion of works.

An estimated Rateable Value can be provided to interested parties and any incoming tenant will have the ability to appeal the Rateable Value.

#### ENERGY PERFORMANCE CERTIFICATE (EPC):

A new EPC will be undertaken following completion of sub-division works.

#### VAT:

All figures quoted are exclusive of Value Added Tax (VAT)

#### LEGAL COSTS:

Each party will be responsible for their own legal costs associated with this transaction. The ingoing occupier will be liable for any LBTT and Registration dues.

#### VIEWING:

To arrange a viewing or for further information, please contact the joint letting agents.

To arrange a viewing please contact:



**Euan Rolland**  
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#### IMPORTANT NOTICE

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6. Date of Publication: November 2023