





YARD, SHIELHILL QUARRY, BRIDGE OF DON, ABERDEEN

LOCATION

The the yard is located on the north side of the road that connects the B999 and B997 just to the north of Bridge of Don and provides yard accommodation.

DESCRIPTION

The yard is laid in a mixture of hardcore, concrete and tarmac. There is a raised platform area to the north which could be utilised for loading/unloading.

RENTAL

A rental of £10,000pa is sought. As is standard practice this will be payable quarterly in advance.

RATING

The subjects are entered into the Valuation Roll at £12,750.

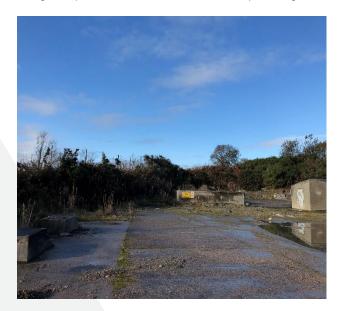
We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

LEASE TERMS

Our clients are seeking to lease the premises for a negotiable period with any medium to long term lease durations being subject to upward only rent review provisions.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.



ACCOMMODATION

ACCOMMODATION	SqM	SqFt
Total Site Area	2,350	25,295
Estimated Useable Site Area	1,372	14,768



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN James Morrison, james.morrison@shepherd.co.uk



