

PROMINENT ROADSIDE RETAIL PREMISES

- > HIGH LEVELS OF PASSING TRAFFIC
- > SIZE – 377 SQ.M (4,085 SQFT)
- > SUITABLE FOR A RANGE OF COMMERCIAL USES
- > SIGNIFICANT RESIDENTIAL REDEVELOPMENT UNDERWAY OPPOSITE



TO LET

UNIT B, 876 GREAT NORTHERN ROAD, ABERDEEN, AB24 2BP

CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800 www.shepherd.co.uk



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LOCATION

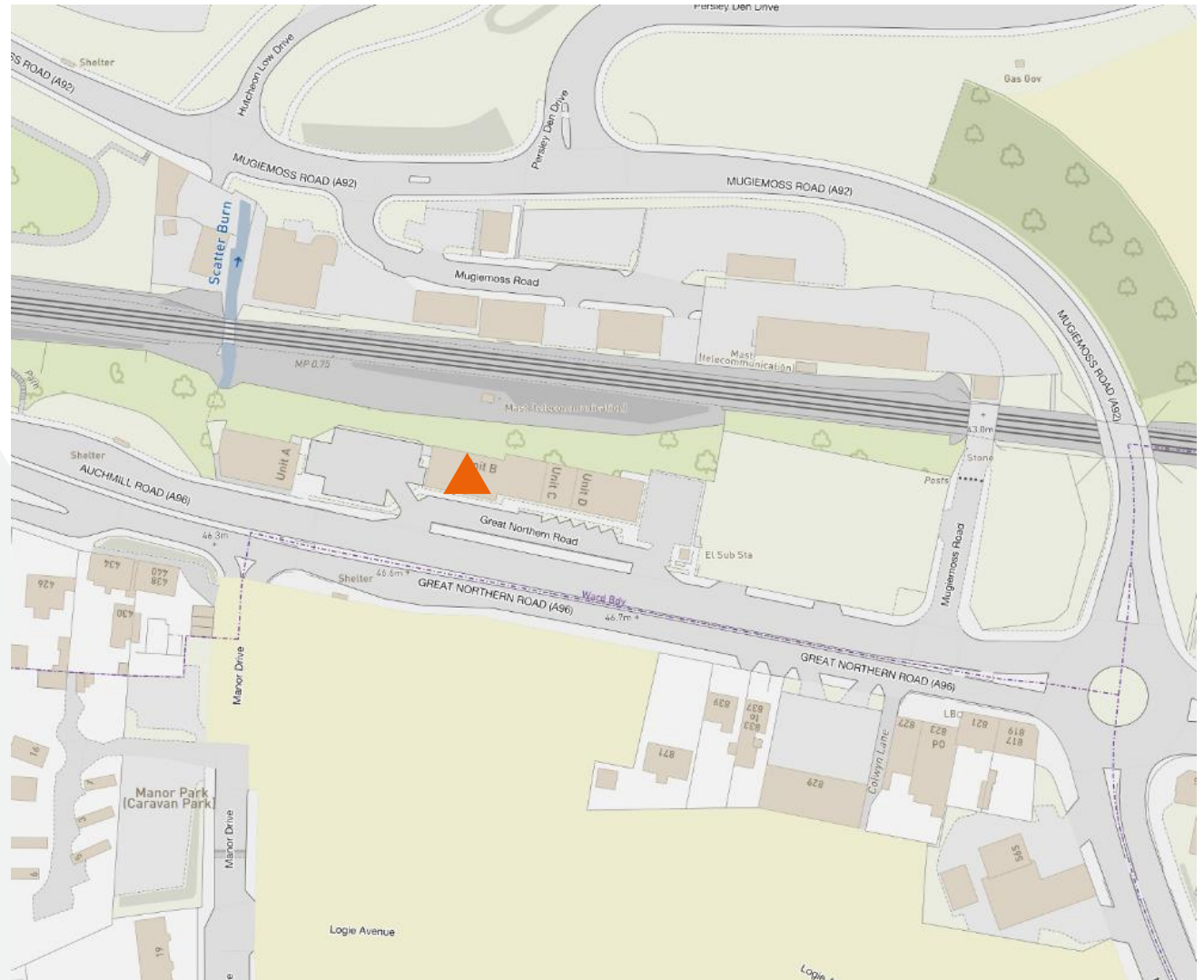
The subjects are situated approximately 3 miles north west of Aberdeen City Centre on the north side of Great Northern Road, a short distance from Haudagain roundabout. Great Northern Road is a part of Aberdeen's inner ring road system and therefore the subjects occupy a high prominent location.

Nearby occupiers include Majestic Wine, Pizza Hut and Indigo Sun. Occupiers in the nearby Haudagain Retail Park include HSL, American Golf and KFC.

DESCRIPTION

The development comprises a terrace of four retail units. Unit B is located at the west end of the terrace.

Internally, the unit is currently fitted out as a bicycle showroom and workshop. The Workshop can also be accessed separately via a roller shutter door. The showroom area benefits from underfloor heating and there are male, female and accessible WCs in situ.





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ACCOMMODATION

The premises extend to the following Gross Internal Floor Area calculated in accordance with the RICS Code of Measuring Practice (6th Edition)

ACCOMMODATION	m ²	ft ²
Ground Floor	377	4,085

RENT

On Application.

LEASE TERMS

The premises are available on a new full repairing and insuring lease for a period of time to be agreed.

RATEABLE VALUE

The premises are entered into the 2017 Valuation Roll at a Rateable Value of £39,750.



PLANNING

The unit benefits from Class 1 (Retail) consent under the Town & Country Planning (Use Classes) (Scotland) Order 1997. We believe that the unit lends itself well for a variety of other uses and interested parties are encouraged to make their own enquiries with Aberdeen City Council Planning Department.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating = TBC.

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

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

ENTRY

By Agreement.



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

Shepherd Chartered Surveyors 35 Queen's Road, Aberdeen, AB15 4ZN
Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800

www.shepherd.co.uk

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