

TO LET / FOR SALE

SECURE STORAGE YARD



Cloverhill Road, Bridge of Don, AB23 8FE

• 0.49 hectares (1.2 acres)

LOCATION

The subjects are located on the western side of Cloverhill Road, just off Broadfold Road, within the Bridge of Don Industrial Estate just 3 miles north of Aberdeen City Centre. The location benefits from being 500 metres from Ellon Road (A956) and 3.5 miles from the Aberdeen Western Peripheral Route (AWPR), thus has good transport links to all points north, south and west of Aberdeen. Surrounding occupiers include: Royal Mail Group, GS Hydro and SIG Distribution.

DESCRIPTION

The subjects comprise a secure yard that is bound in steel palisade fencing with access via steel wire mesh gates. The site is level and surfaced in a mixture of concrete and hardcore.

ACCOMMODATION

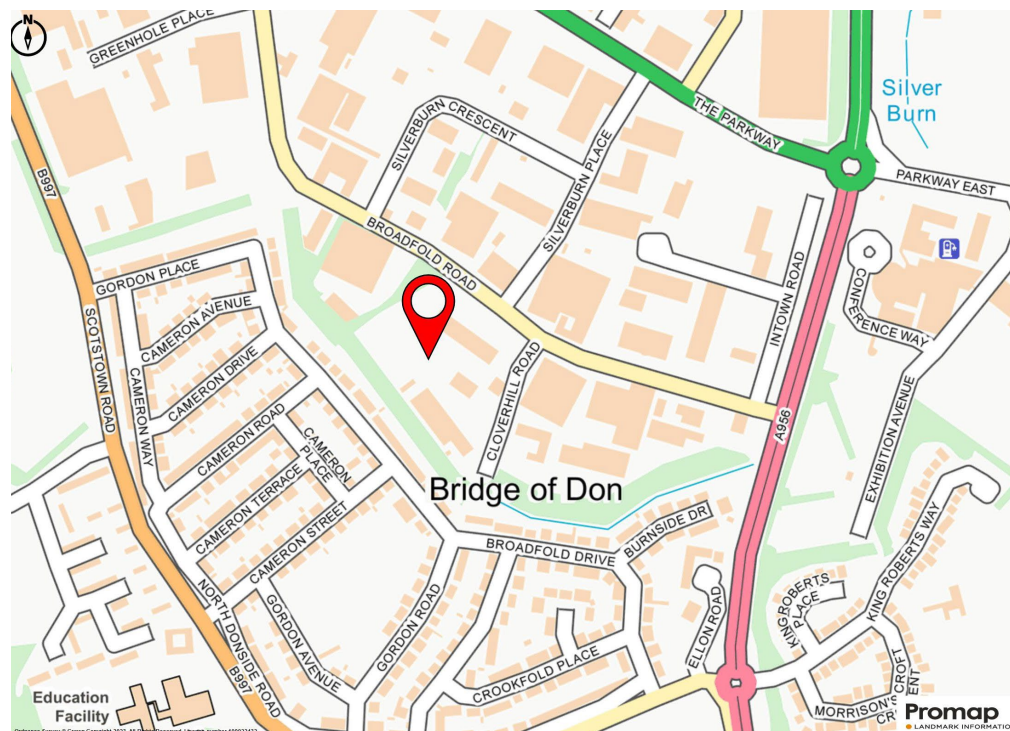
The total site extends to approximately 0.49 hectares (1.2 acres)

SERVICES

There are no services on site.

RATING

The subjects are currently entered into the rateable value roll as follows: £30,500. The Uniform Business Rate for the year 2023/2024 is 49.8p in the £.



LEASE TERM

The subjects are available on a full repairing and insuring terms, for a period to be agreed.

RENT

£35,000 per annum, exclusive of VAT.

PRICE

£300,000, exclusive of VAT.

ENTRY

Immediate upon completion of legal formalities.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the lease, with the ingoing tenant liable for LBTT and registration dues in the normal manner.

VIEWINGS

To arrange a viewing or for further information, please contact the sole letting / selling agents.

To arrange a viewing please contact:



Chris Ion

Partner

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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

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2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: December 2023