



Denmore Road, Bridge of Don,  
Aberdeen, AB23 8JW

- Yard / Car Park on Denmore Road
- 0.31 acres (0.12 hectares)
- Currently lined for 38 designated parking spaces
- Suitable for alternative uses / redevelopment subject to planning.

## LOCATION

The site is in Bridge of Don, one of Aberdeen's key industrial areas, located approximately 3.5 miles north of the city centre. It is located on Denmore Road, the main arterial route through Bridge of Don. The property benefits from close proximity to the AWPR, ensuring excellent access to both the north and south.

Nearby notable occupiers include: Sterling Furniture, Screwfix, Toolstation, Howdens and Baker Hughes.

## DESCRIPTION

The subjects comprises a yard / car park located in the centre of Bridge of Don, surfaced with tarmac with a wall on the north elevation and fencing on the south and east elevations. It currently has 38 designated parking spaces marked within.

The site was formally "Denmore House", a three storey office building of c. 650.84 sq. m (7,006 sq. ft) which was demolished some 5 years ago and the site could potentially be developed with an industrial building or retail outlet, subject to planning.

## PLANNING

The site is located within an area zoned under the Local Development Plan for Business and Industrial Land. Interested parties should make their own investigations with the Aberdeen City Council for any proposed uses / proposed development of the site.

## RENT

On application

## PRICE

On application

## LEASE TERMS

The yards are offered on a new Full Repairing and Insuring lease for a period to be agreed incorporating rent reviews at appropriate intervals.

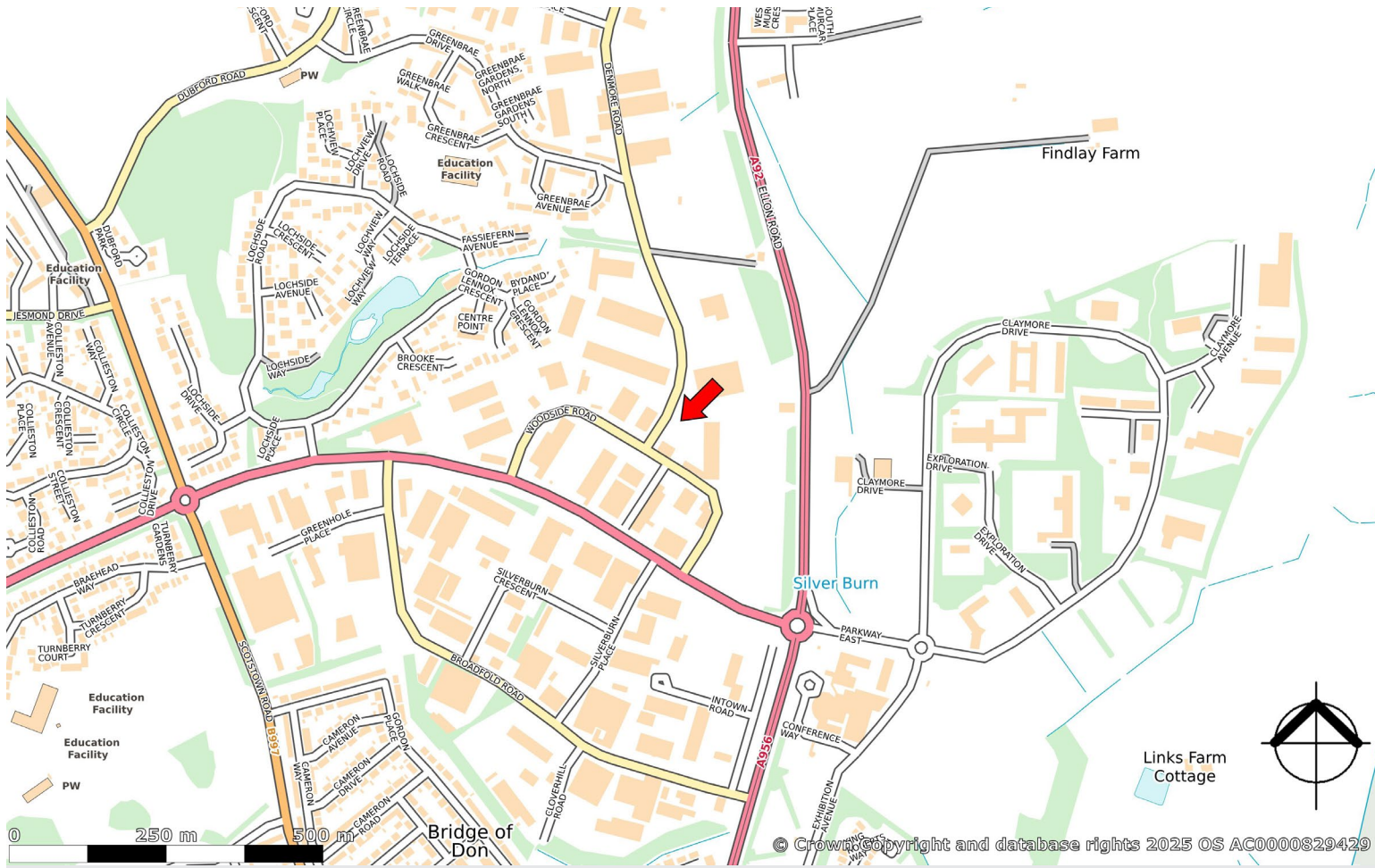
## ENTRY

Available from 15th June 2024

## RATING

The subjects are entered into the current Valuation Roll as follows: Rateable Value - £3,300. The Uniform Business Rate for 2024/2025 is 49.8p in the £. An occupier may be eligible to qualify for 100% rates relief under the Small Business Bonus Scheme.





To arrange a viewing please contact:



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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**

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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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4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: February 2025

**VAT**

The rent quoted is exclusive of VAT, which is applicable.

**LEGAL COSTS**

Each party will be responsible for their own legal costs associated with this transaction. The tenant / purchaser will be liable for any Land & Buildings Transaction Tax and registration dues, if applicable.

**VIEWING**

To arrange a viewing or for further information please contact the sole agents: