

Ryden

TO LET

ROADSIDE RETAIL /
STORAGE UNIT
260.3 SQ M (2,802 SQ FT)



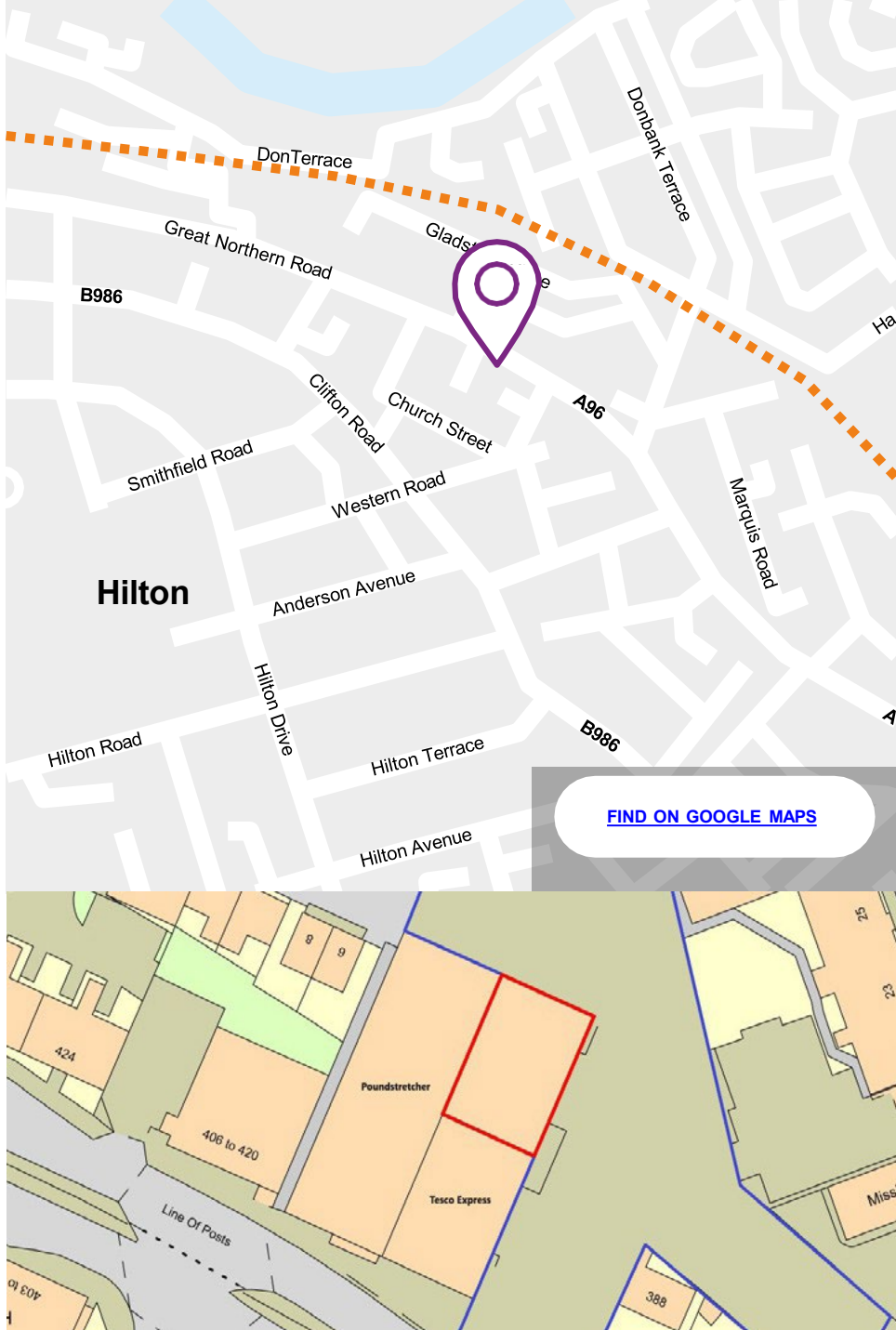
UNIT A
390 GREAT
NORTHERN ROAD
ABERDEEN
AB24 2AX

SITUATED APPROXIMATELY
3 MILES NORTH WEST OF
ABERDEEN CITY CENTRE

BENEFITS FROM EXCELLENT
TRANSPORT LINKS
ACROSS THE CITY

PROPERTY BENEFITS
FROM A SIZEABLE CAR
PARK AND AN AREA FOR
MANOEUVRING VEHICLES

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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, 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 use.

Nearby occupiers include J&S Motorcycles, Poundstretcher, Tesco express, Woodside Dental Practice and Carpet & Vinyl centre.

DESCRIPTION

The subject forms part of the lower ground floor within a larger retail development located underneath Tesco Express and next to Pound Stretcher. It comprises a mix of blockwork and cladded construction under a pitched roof. Access is provided via roller shutter doors into a shared hallway with internal doors directly into the warehouse itself.

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 following accommodation is provided, measured on a gross internal basis:

	SQ M	SQ FT
LOWER GROUND FLOOR	282.6	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.

LEASE TERMS:

The units are 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.

RENTAL

£20,000 per annum. Exclusive of VAT.

RATEABLE VALUE

The unit will require rates re-assessment upon occupation.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A new EPC will be undertaken following completion of subdivision works.

VAT

All figures quoted are exclusive of VAT.

DATE OF ENTRY

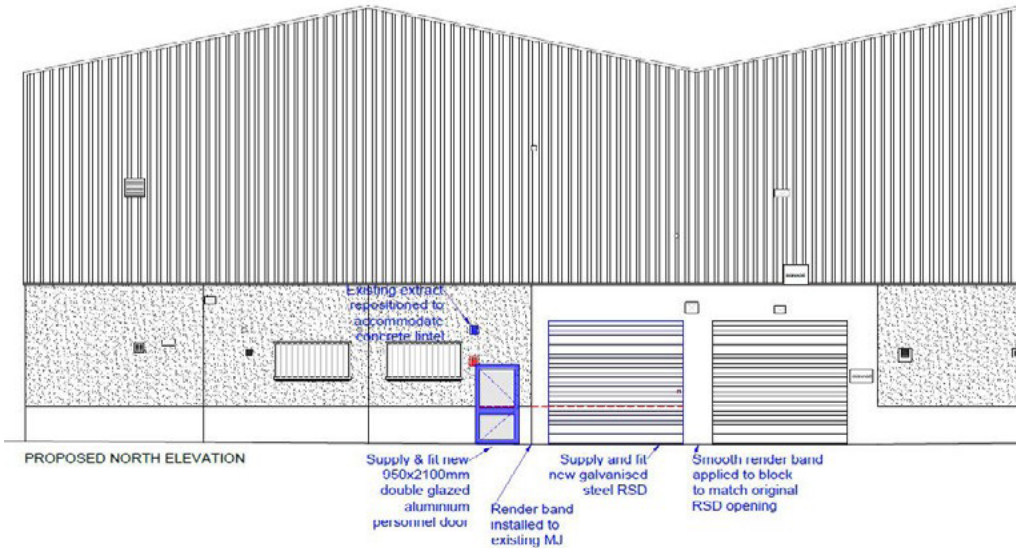
Available for immediate occupation.

LEGAL COSTS

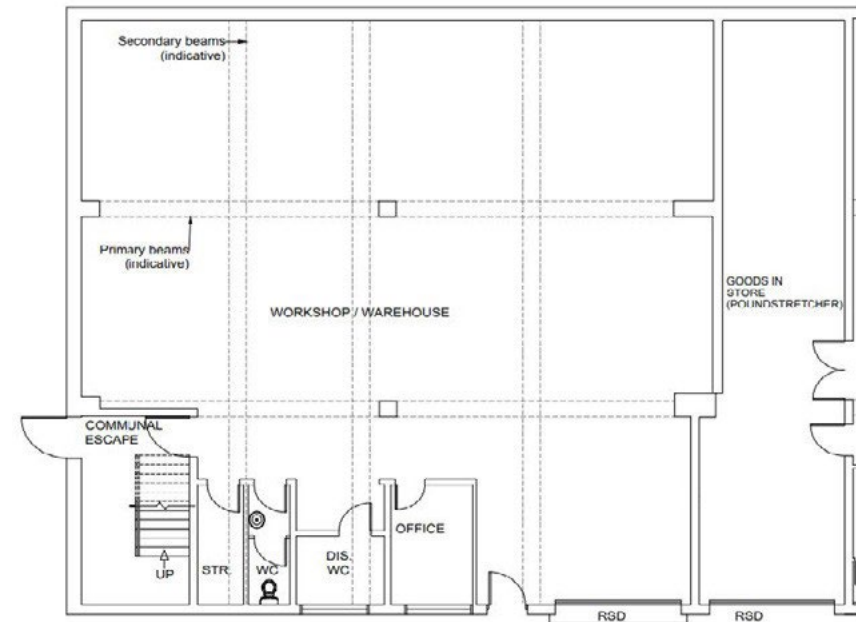
Each party will be responsible for their own legal costs in relation to this transaction. The ingoing tenant will be responsible for any LBTT and Registration Dues, if applicable.



PROPOSED NORTH ELEVATION:



PROPOSED INTERNAL LAYOUT:



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GET IN TOUCH

For further information or to arrange a viewing, please contact:

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Ryden  **GRAHAM
SIBBALD**

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