

Retail Warehouse / Industrial Development Opportunity



BROADFOLD ROAD

ABERDEEN AB23 8EE



FOR SALE / MAY LET Heritable/Freehold



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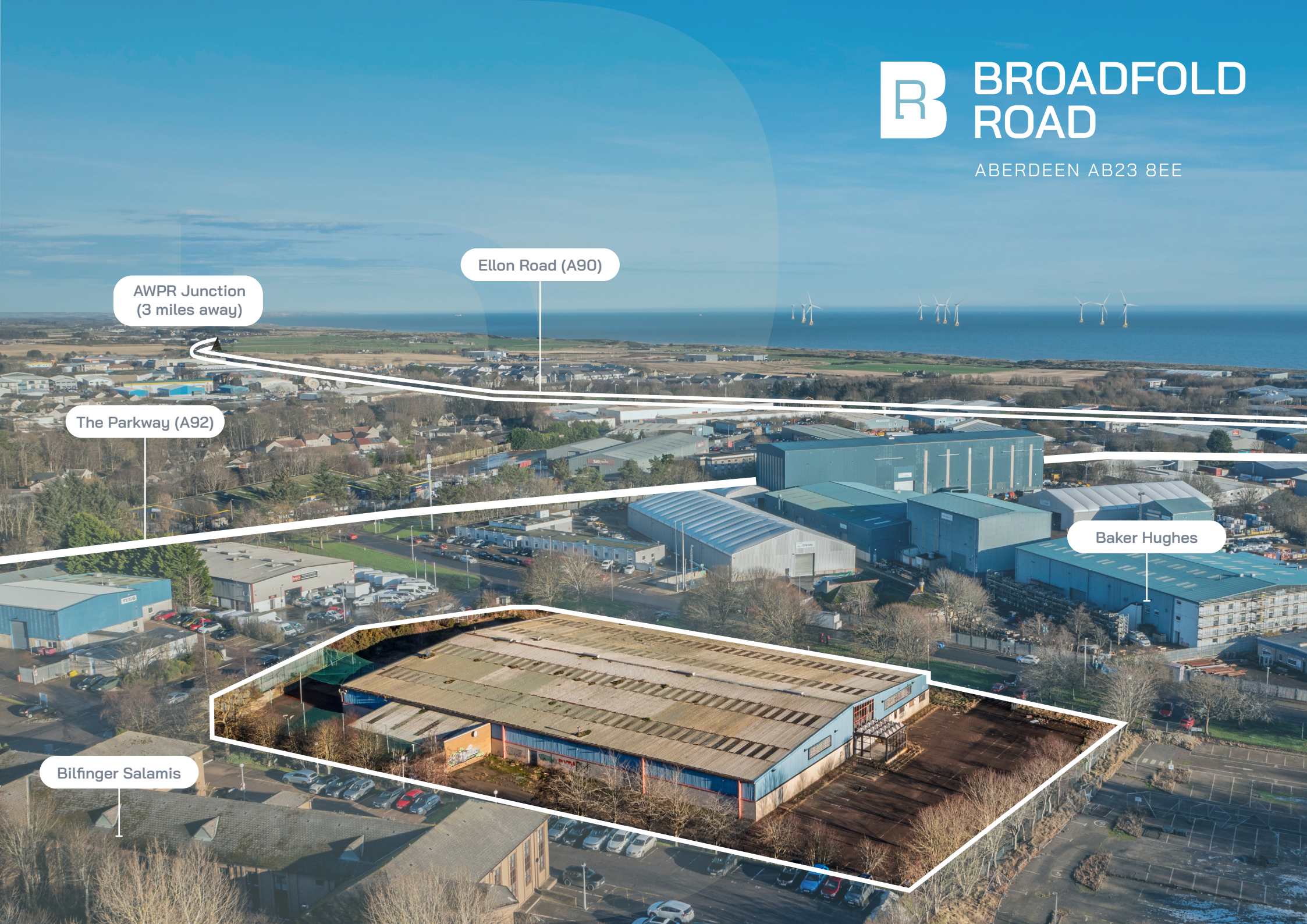
Ellon Road (A90)

AWPR Junction
(3 miles away)

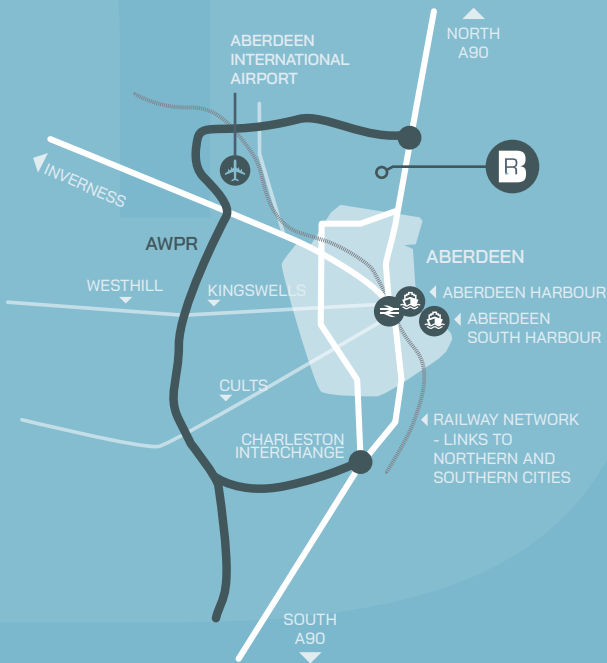
The Parkway (A92)

Baker Hughes

Bilfinger Salamis



BROADFOLD ROAD



LOCATION

The subjects are located on the west side of Broadfold Road, close to the main inner-city roads of The Parkway and Ellon Road (A90) in the centre of Bridge of Don Industrial Estate. The AWPR is located only 3 miles to the North while Aberdeen City Centre is approximately 3 miles to the South. Bridge of Don Industrial Estate caters for a variety

of energy and trade counter operators. Nearby, the wider area is seeing further new residential housing developments as well as proposed new retail and leisure offerings.

DESCRIPTION

The subject property comprises a detached retail warehouse of steel frame construction with insulated profiled aluminium cladding and roof above a brick dado wall. The unit is heated by hot air blowers and has fluorescent strip lighting and a concrete floor. The eaves height is 5 metres approx. An extension houses a former garden centre of steel frame construction with brick walls.

There is a large car park providing approximately 100 spaces. The main access to the site is from Broadfold Road but there is another service access from the same road with the main service access being taken from Greenhole Place.

FLOOR AREA

We calculate the following approximate Gross Internal floor areas (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	Sq. m.	Sq. ft.
Warehouse	3,455.5	37,195
Garden Centre	158.2	1,703
Staff/Offices	137.9	1,485
Total	3,844.6	41,383

The total site area is 0.95 Ha (2.35 acres).

TENURE

Heritable Interest (Scottish equivalent of English Freehold)

PLANNING

The subjects have the benefit of an unrestricted non-food retail use within Class 1 of the Town and County Planning (Use Classes) (Scotland) Order 1997.

The site is located within an area zoned under the Local Development Plan for Business and Industrial Land. In April 2019 the property obtained change of use to Class 5 General Industrial however this was never formalised.



RE-DEVELOPMENT OPPORTUNITY

The property offers scope for refurbishment / redevelopment as a single or multiple industrial units. Further information by way of a feasibility report can be provided to genuinely interested parties.

RATING

The premises are currently entered in the Valuation Roll with a Rateable Value of £300,000 effective from 1 April 2023. The Rate Pounding for 2024/25 is 55.9p.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The current Energy Performance Certificate is G.

PRICE

£1,250,000 exc.

LEASE TERMS

Although it is our clients preference to sell the property they will consider offers to lease on Full repairing and Insuring terms at a rent of £200,000 per annum.

V.A.T

All prices, rents and premiums quoted are exclusive of any VAT that may be applicable.

ENTRY

Immediate, upon completion of legal formalities.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The purchaser/tenant will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate.

ANTI-MONEY LAUNDERING REGULATIONS

To comply with Anti-Money Laundering Regulations, we are legally required to undertake due diligence on prospective purchasers which will at the minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of heads of terms.

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 and Kenny Lyon Consulting 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. 3. Graham + Sibbald and Kenny Lyon Consulting are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants. 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: January 2025.



VIEWINGS & OFFERS

By prior arrangement with the joint agents, to whom all formal offers should be submitted in Scottish legal form.

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