

TO LET

ROADSIDE RETAIL UNIT

OTHER USES POSSIBLE, SUBJECT TO CHANGE OF USE

 GRAHAM
SIBBALD



UNIT A, 390 GREAT NORTHERN ROAD, ABERDEEN, AB24 2AX



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, which benefits from 6 EV charging points in the car park as shown on the OS map above. The surrounding area is a mixture of both residential and commercial uses.

Nearby occupiers include Poundstretcher, Tesco Express, Woodside Dental Practice and Carpet & Vinyl centre.

DESCRIPTION

The subjects forms part of the lower ground floor within a larger retail development located underneath Tesco Express and next to Poundstretcher. It comprises a mix of blockwork and cladded construction under a pitched roof. A new loading door is being added adjacent to the existing one, which will provide direct access into the warehouse.

The property benefits from a sizeable car park and an area for manoeuvring vehicles if required. The landlord has recently agreed a letting to For EV, who have provided 6 electric vehicle charging points on site. There is potential for the subjects to appeal to a variety of occupiers.

ACCOMMODATION

The property provides the following Gross Internal Areas (GIA):

	Sq. m.	Sq. ft.
TOTAL	260.31	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.

RENT

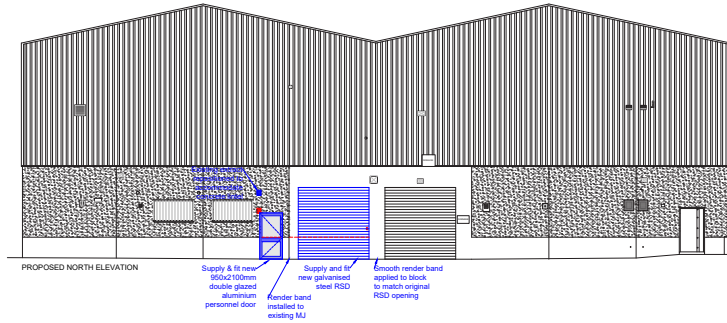
£20,000 per annum.

LEASE TERMS:

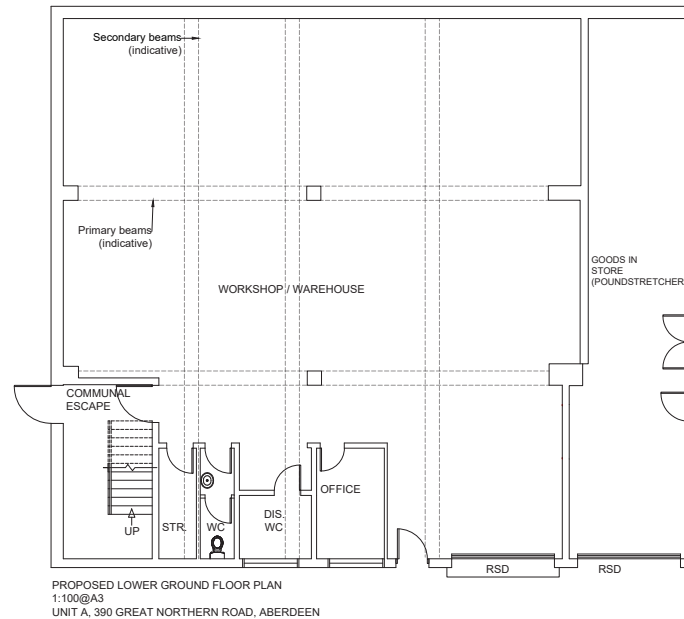
The subject is available on a new Full Repairing and Insuring lease for a period to be agreed. Any medium / long term lease will provide for upward only rent reviews at periodic intervals.



PROPOSED NORTH ELEVATION



PROPOSED FLOOR PLAN



RATING:

The subject will require a rates reassessment upon completion of works.

An estimated Rateable Value can be provided to interested parties and any incoming tenant will have the ability to appeal the Rateable Value.

ENERGY PERFORMANCE CERTIFICATE (EPC):

A new EPC will be undertaken following completion of sub-division works.

VAT:

All figures quoted are exclusive of Value Added Tax (VAT)

LEGAL COSTS:

Each party will be responsible for their own legal costs associated with this transaction. The incoming occupier will be liable for any LBTT and Registration dues.

VIEWING:

To arrange a viewing or for further information, please contact the joint letting agents.

To arrange a viewing please contact:



Chris Ion
Partner
chris.ion@g-s.co.uk
07717 425 298



Molly Peeters
Graduate Surveyor
molly.peeters@g-s.co.uk
07825 875 303



Daniel Stalker
daniel.stalker@ryden.co.uk
07887 751090

Thomas Codona
thomas.codona@ryden.co.uk
07570 382544

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.
3. Graham + Sibbald 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: November 2023