

To Let

Planning consent secured to
subdivide into two units, each
of 1,750 sq.ft (Class 3 Consent)



**Superb Retail Unit on High Profile Development
with Car Parking
Join American Golf, KFC and New Drive Thru
Operator (Under Offer)**

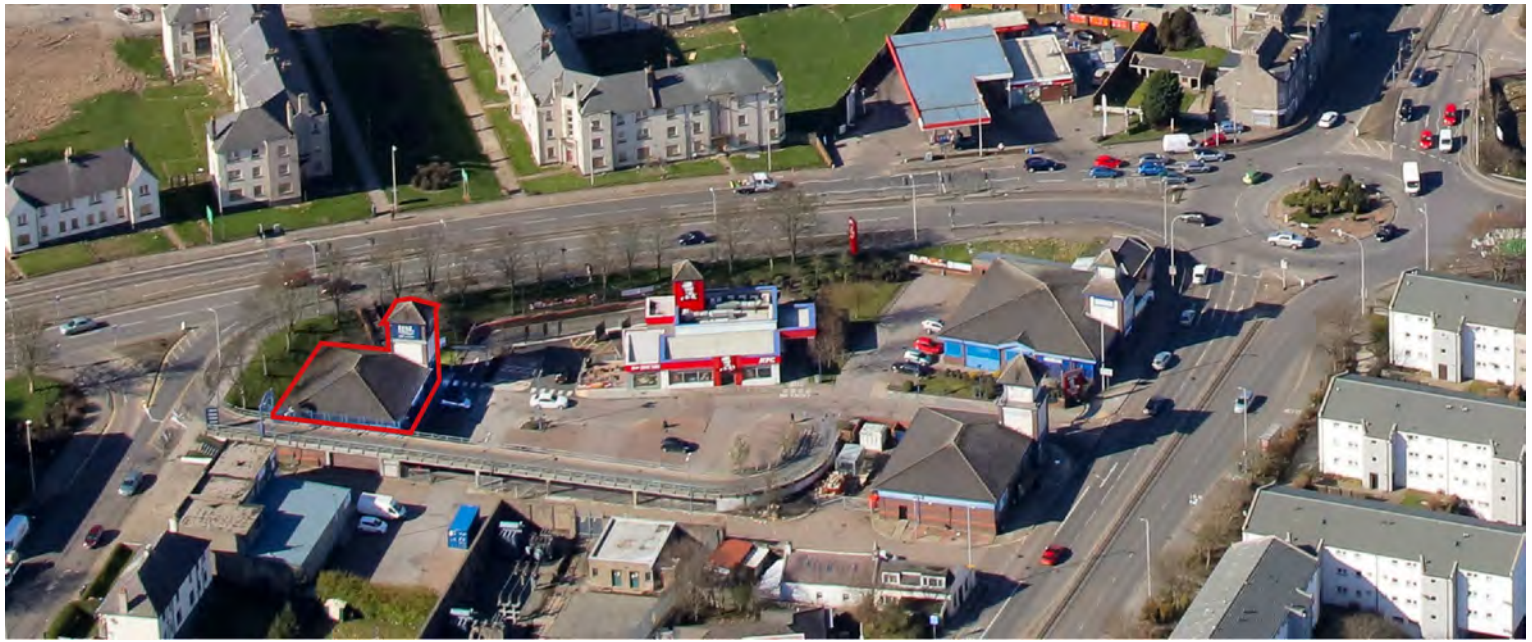
Unit 2
Haudagain Retail Park
Great Northern Road
Aberdeen
AB24 2BQ

325.16 sq.m (3,500 sq.ft) approx



FG Burnett

Call 01224 572661
www.fgburnett.co.uk



Location

Haudagain Retail Park is situated in a highly prominent location close to the well-known Haudagain Roundabout, a junction off the A90 and A96 trunk roads. The Park comprises 4 modern detached retail units. Other occupiers within the development include American Golf and KFC.

Description

The subjects comprise a single storey retail warehouse of block construction under a pitched and tiled roof. The property benefits from extensive frontage and free customer parking. Internally the subjects comprise an open plan sales area with staff facilities. The internal fit out is of a good quality with fresh decoration and suspended ceiling.

Floor Area

The following approximate net internal area has been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Ground Floor	325.16 sq.m	(3,500 sq.ft)
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Our clients have secured planning consent to subdivide the unit into 2 units, each of 162.5 sq.m (1,750 sq.ft). Consent for food/restaurant use has been granted for one of the units.

EPC Rating

G - A copy of the EPC is available upon request.

Lease Terms

The subjects are available on the basis of a new Full Repairing and Insuring lease incorporating periodic rent reviews.

Rent

Upon application.

Service Charge

Details of the annual service charge are available from the letting agent.

Rateable Value

The Valuation Roll shows a rateable value of £50,000 effective from 1st April 2017.

Any new occupier has a right of appeal against the Rateable Value shown. In addition, a new occupier may be entitled to relief from rates under various schemes currently in force. Further information is available from your FG Burnett contact or from the Aberdeen City Council website (<https://www.aberdeencity.gov.uk/services/business-and-licensing>).

VAT

The rent quoted is exclusive of VAT which may be applicable.

Legal Costs

Each party will bear their own legal costs associated with the documentation of the transaction. The ingoing tenant will be responsible for any LBTT and registration dues applicable.

Entry

By agreement and on conclusion of legalities.

Viewing & Offers

Viewing is strictly by arrangement with the sole letting agent to whom all offers should be submitted in Scottish Legal Form.

Contact

Richard Noble
T: 01224 597528
E: richard.noble@fgburnett.co.uk

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

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FG Burnett

33 Albyn Place, Aberdeen AB10 1YL
T: 01224 572661 F: 01224 593496