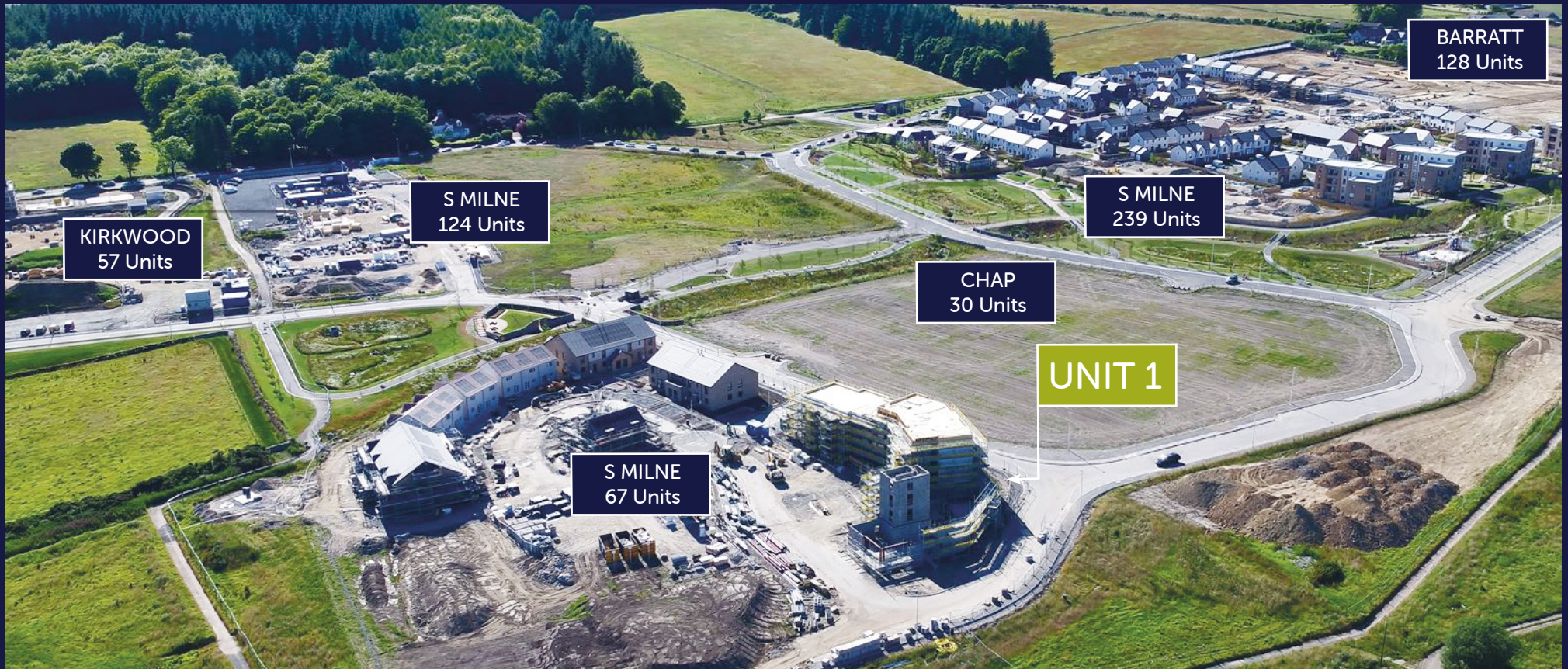


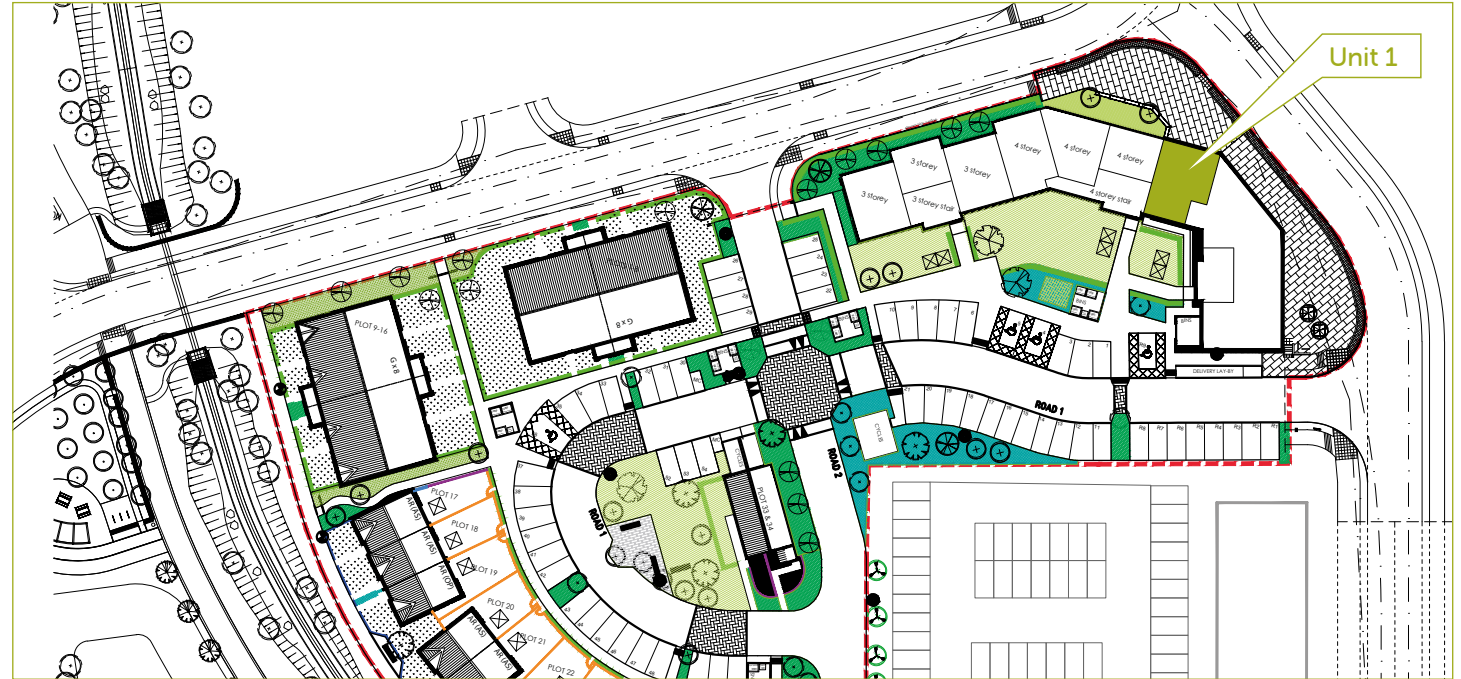
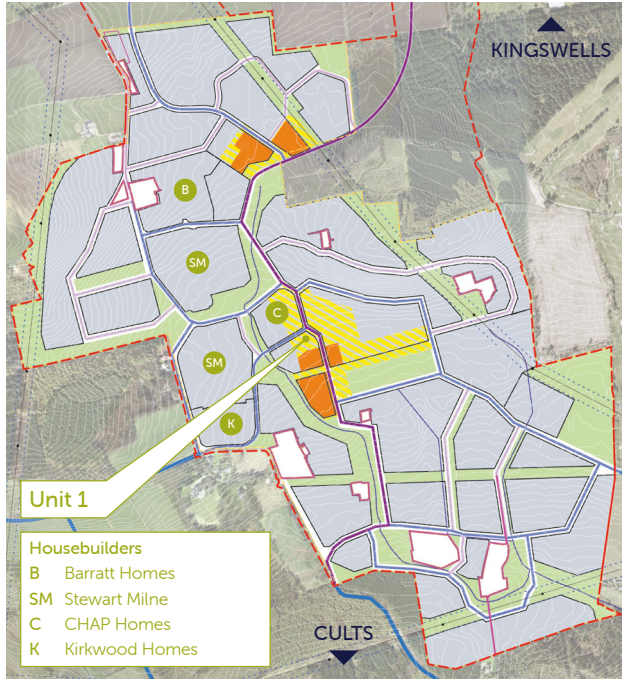
TO LET

Countesswells

# RETAIL / COMMERCIAL UNIT

AVAILABLE FEBRUARY 2019





## WELCOME TO COUNTESSWELLS

Countesswells will be a new community providing 3,000 new private and affordable homes, 2 new primary schools and a new academy, medical centre with GP and Dental practices, retail, offices and workshops all located within the beautifully designed open spaces and parks.

### Location

Countesswells is located 4 miles west of Aberdeen City Centre, 1 mile to the north of Cults and Bieldside and 0.5 miles to the south of Kingswells. Unit 1 is located at a highly prominent corner and will ultimately front onto the main road that will act as the transport link between Cults and Kingswells. With 160 homes now occupied and with over 1,000 homes completed within 3 years, Unit 1 is well located within the rapidly developing community.

### Description

The Unit comprises a ground floor retail unit built to shell-specification ready for tenant fit-out. A shopfront will be installed.

### Parking

Car parking will be available

### Floor Areas

In accordance with the RICS Code of Measuring Practice (Sixth Edition) we have calculated the following approximate floor area:

Ground Floor 69.02 sq.m. (743 sq.ft.)

### Rent

On Application.

### Lease Terms

The Unit is available on the basis of Full Repairing and Insuring terms for a period to be agreed. Any longer term lease will incorporate periodic upwards only rent reviews.

### Rateable Value

The property will require to be assessed on occupation.

### VAT

Any rents quoted are exclusive of VAT which maybe applicable.

### Telecoms Connections

Each property at Countesswells will be connected to a dedicated fibre telecoms network through an on-site data centre operated by Grain Telecomms, which is capable of delivering up to 1GB. Services can be tailored to individual occupier needs.

### Legal Costs

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

### Entry

By agreement upon conclusion of all legalities.

### Offers

All offers should be submitted in Scottish Legal Form.



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