

To Let - Unit 2 pre-let to GREGGS

Roadside Retail / Takeaway premises with onsite parking

Burnside Road, Dyce, Aberdeen, AB21 0HZ

Location

The premises are located in the Dyce area of the City, some 6 miles North West of Aberdeen City Centre. The subjects have prominence to Vicotria Street (A947) which is a busy commuter road to the City. Aberdeen International Airport is located nearby as is Dyce Train Station.

Surrounding occupiers are mixed in nature to include various recent residential developments - including 283 new flats on the adjoining site, large office developments to include occupiers such as BP (with over 1,500 staff), BHGE and Drillquip along with various commercial and retail operations such as M&S, Co-op and Asda.

Description

The premises comprise 2 units with planning consent granted for:

Unit 1 – Sui Generis (hot food takeaway)

Unit 2 –  GREGGS

Deliveries and bin stores are located to the rear along with chiller and extraction zones.

The operation hours of the development (including deliveries and uplifts) will be 07:00am – 23:00pm on any given day.

The unit will be refurbished and clad externally and left in shell specification with pop ups for w.c. facilities ready for tenants fit.

The development will have 19 spaces to the rear of the premises and 4 disabled bays to the front provide a total of 23 parking spaces.

Accommodation

Unit 1 - 1,490 sqft 138.5 sqm

The above areas have been calculated on a Gross Internal Area Basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

Rating

To be re-assessed.

Planning

Unit 1 – Sui Generis (hot food takeaway)

Rent

Unit 1 - £29,500 per annum



Lease Terms

New long term full repairing and insuring lease.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Legal Costs

Available from end of August 21.

Energy Performance Certificate

EPC Rating = On request

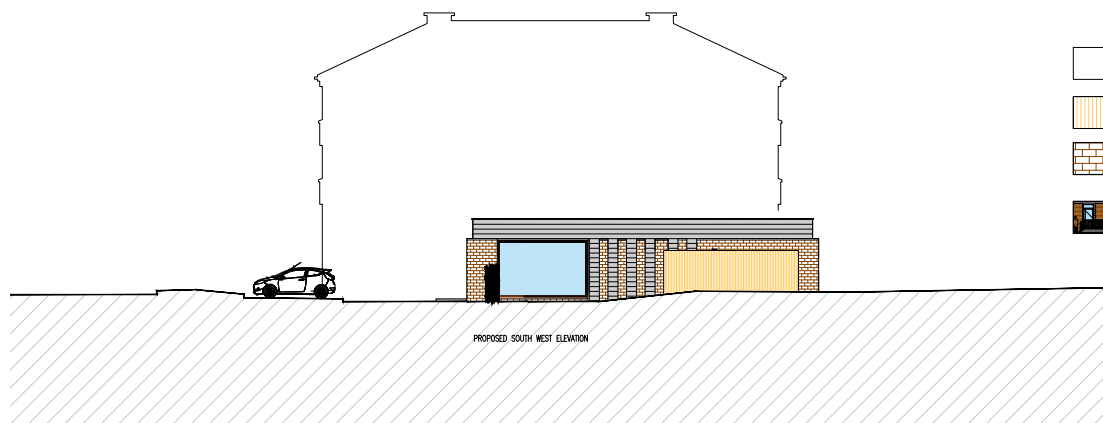
A copy of the EPC and Recommendation Report can be provided on request.






Viewing and Further Information

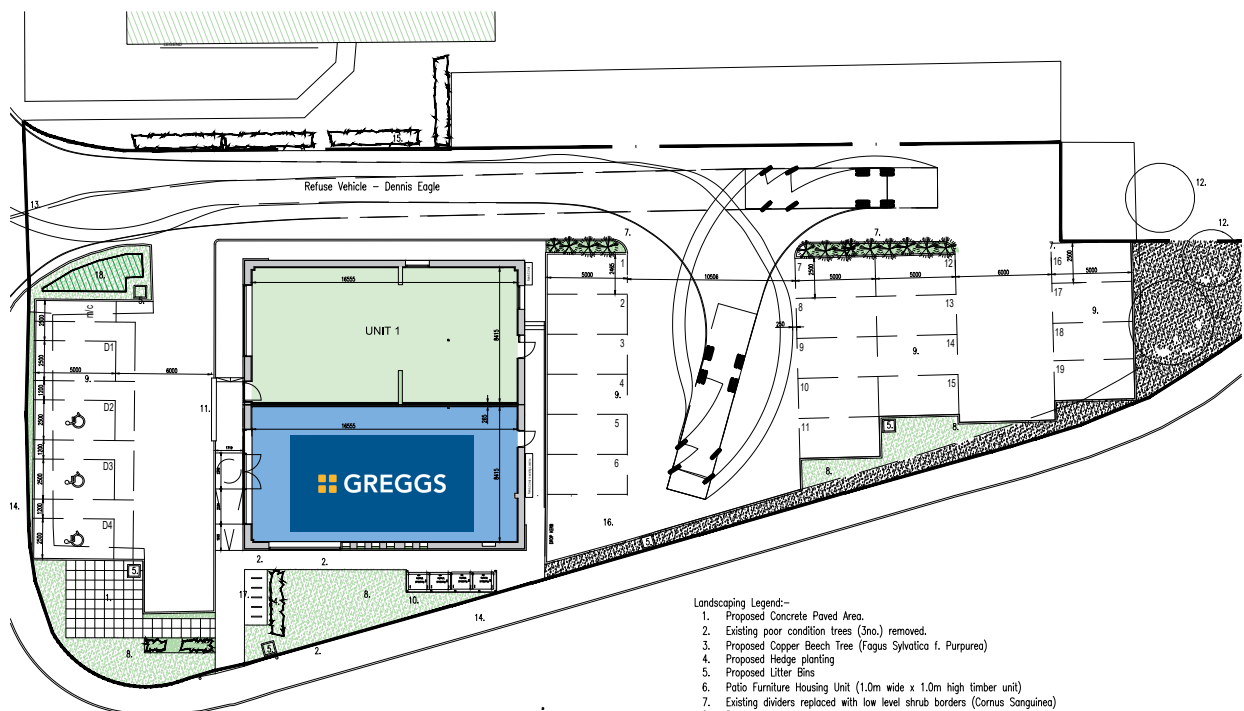
Strictly by appointment through the joint letting agents:

Andrew Britton
andrew@culverwell.co.uk
07990 505 421



Shepherd Commercial – Mark McQueen
mark.mcqueen@shepherd.co.uk
01224 202800



-  NEW CLADDING
10mm Cedar Lap Fibre
Cement Cladding Board
-Wood Effect (colour
grey C5)
-  SIGNAGE ZONE
within cladding
-  ACCOYA TIMBER
Light Oak
-  Existing Brick
(Cleaned and
re-pointed)
-  NEW STEEL DOORS
Ral 7015 (Mid Grey)



PROPOSED GROUND FLOOR / SITE / LANDSCAPE PLAN
SCALE 1:100

	UNIT 1 - 138.5M ²
	UNIT 2 - 139M ²

- Landscaping Legend:-
1. Proposed Concrete Paved Area.
 2. Existing poor condition trees (3No.) removed.
 3. Proposed Copper Beech Tree (*Fagus Sylvatica f. Purpurea*)
 4. Proposed Hedge planting
 5. Proposed Litter Bins
 6. Patio Furniture Housing Unit (1.0m wide x 1.0m high timber unit)
 7. Existing dividers replaced with low level shrub borders (*Cornus Sanguinea*)
 8. Proposed grass areas
 9. Existing Car Park to be re-lined to suit parking bays as indicated.
 10. Proposed 2.4m High timber close boarded fence to enclose storage facilities at rear of properties.
 11. Cope to existing low level wall to be replaced.
 12. Existing Trees.
 13. Existing Entrance.
 14. Existing Pavement.
 15. Existing Copper Beech Hedge
 16. Brushed concrete hardstanding
 17. Cycle racks - Sheffield Hoops (5No.)
 18. Low level planting - *Rubus Tricolor* 50% / *Vinca Minor* 50%
 - 18.1. Random groups (10-15 plants) 7 plants per m²



April 2021

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