

For Sale



Site with Retail Consent
Prominent Roadside Location

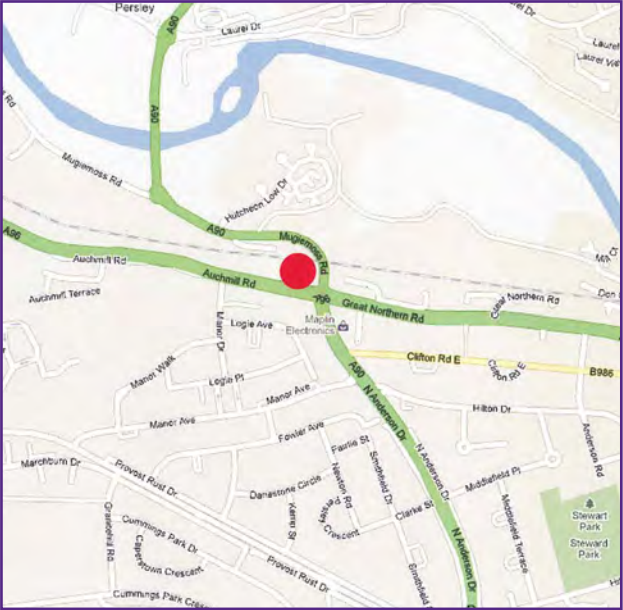
Great Northern Road
ABERDEEN

0.55 ha 1.30 acres



FG Burnett

Call 01224 572661
www.fgburnett.co.uk



Location

Aberdeen is Scotland's third largest city having a resident population of approximately 222,000 and has an overall catchment population in excess of 400,000. The city provides the principle commercial and shopping facilities in the north east of Scotland.

The subjects are situated in a highly prominent location on the North side of Great Northern Road immediately adjacent to the Haudagain Roundabout. Aberdeen City Centre is located approximately 3 miles to the south east.

Occupiers in the vicinity include Majestic Wine, KFC, Blockbuster and American Golf.

Description

The subjects comprise a total site area of 0.54 hectares. The site is split into two distinct parts split by an adopted network rail access route. The site has been cleared. Our client would consider offers for either part or whole of the site.

Site Area

Site 1:	0.36ha	(0.88 acres)
Site 2:	0.15ha	(0.32 acres)
Adopted	0.04ha	(0.10 acres)
Roadway Total	0.55ha	(1.30 acres)

Planning

Planning permission was obtained in June 2006 for a retail development not exceeding 2441 sq.m. and with a total of 37 car parking spaces.

Price

On application.

VAT

Any price quoted is exclusive of VAT which may be applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser will pay any LBTT and Registration dues as appropriate.

Entry

Upon conclusion of all legalities.

Viewing & Offers

Arrangements are strictly by contacting the sole selling agent to whom all offers should be submitted in Scottish legal form.

CONTACT:

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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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