

For Sale

Price

Offers are invited for our client's interest in the subjects.

Legal Costs

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT, Registration Dues and the cost of obtaining landlord's consent.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Entry

Upon conclusion of legal missives.

Viewing & Offers

For further information or viewing arrangements please contact the sole agents.



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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Development Opportunity Subject to Ground Lease
Prominent Location - Excellent Transport Links

Greenhole Park
Greenhole Place
Bridge of Don
Aberdeen
AB23 8EU

Site: 7,616 sq.m (1.88 Acres)



Call 01224 572661
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Location

The subjects are located off Greenhole Place and occupy a prominent corner location at the junction of the Parkway and Scotstown Road within the Bridge of Don area of Aberdeen. In addition to the excellent profile onto the Parkway, the subjects benefit from immediate access to the road network to the city centre and to the north. Surrounding commercial occupiers within the immediate location include GE Vetco Gray, Bilfinger, Yardbury and Batleys. The residential areas of Braehead and Middleton Park are located to the immediate west and north of the site.

Description

The site is regular in shape and extends to 1.88 acres or thereby.

The subject facility provides several commercial properties comprising offices, warehouse facility and a car showroom with forecourt.

Floor Areas

The accommodation comprises of the following:-

UNIT 1		
Office/Showroom	531.59 sq.m	(5,722 sq.ft)
UNIT 2		
Ground Floor Office	426.38 sq.m	(4,590 sq.ft)
First Floor Store	196.84 sq.m	(2,119 sq.ft)
Warehouse	505.89 sq.m	(5,445 sq.ft)
Mezz Store	55.74 sq.m	(600 sq.ft)
UNIT 3		
Showroom	193.14 sq.m	(2,079 sq.ft)
Warehouse	123.37 sq.m	(1,328 sq.ft)
UNIT 4 - PMAC		
Offices	363.62 sq.m	(3,914 sq.ft)
Labs	90.39 sq.m	(973 sq.ft)
Workshop	120.49 sq.m	(1,297 sq.ft)
Total	2,607.45 sq.m	(28,067 sq.ft)

The above floor areas have been calculated on a gross internal basis in accordance The RICS Code of Measuring Practice (Sixth Edition).

Opportunity

This high profile site offers potential for a number of uses. A purchaser could benefit from operating from one or more units on site while receiving income from the leased buildings. Alternatively, the site offers an excellent opportunity to develop for an alternative use subject to landlord's consent.

Rateable Value

The Rateable Value of the Units are currently as follows:-

UNITS 1 & 2	£174,000
UNIT 3	£47,000
UNIT 4	£67,750
CAR PARKING SPACES	£5,250

We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

EPC

The subjects have the following Energy Performance Ratings:-

UNIT 1	E
UNIT 2	E+
UNIT 3	G
UNIT 4	G

Further information and an S.63 Report is available to interested parties on request.

Ground Lease

The subjects are held by virtue of a ground lease until 19 March 2099.

The current passing rent is £54,000 pa subject to an outstanding rent review from March 2016.

Occupational Leases

There are currently two occupational leases in place over part of the site:-

UNIT	TENANT	RENT	COMMENTS
1 & 2	DESTINY CHURCH	£1 pa	Expiry 03.03.20 Landlord to provide a minimum of 30 days Notice to Quit
4	PMAC	£40,000 pa Currently £45,000 pa £50,000	Expiry 17.03.21 From 18/03/19 From 18/03/20

Service Charge

There is a modest service charge applicable for the common upkeep and maintenance of the development. Further details in this respect is available upon request.

