

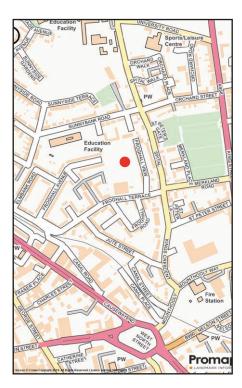


## Froghall Terrace, Aberdeen AB24 3JP

- Large Yard 1.76 Ha (4.35 Acres) approx.
- Central location
- Immediate Entry
- Short Term Leases available
- Available as a whole or in part

On the Instructions of





#### LOCATION

The subjects are centrally located on the North side of Froghall Terrace, approximately one mile North of Aberdeen City Centre and Harbour. The location offers excellent transportation links, being in close proximity to King Street, and is thus well connected to the Inner Ring Road and Aberdeen Western Peripheral Route (AWPR) beyond.

Surrounding occupiers are predominantly residential, comprising a mix of private flatted developments and student accommodation.

The exact location of the site is highlighted on the plan above.

### **DESCRIPTION**

The subjects comprise a large rectangular site bounded on all elevations by secure fencing/walls. There are two points of access to the South of the site from Froghall Terrace and a further access is available to the North of the site from Sunnybank Road. Access is controlled by double metal swing gates. The site is generally level and is predominantly concrete surfaced

with an element of hardstanding and is thus well suited for a variety of open storage uses.

#### SITE AREA

The total site extends to 1.76 Hectares (4.35 Acres) or thereby. Consideration may be given to splitting the site.

#### **RATING**

The subjects will require to be reassessed for Rating purposes. The Tenant will be liable for rates payable.

#### **LEASE TERMS**

The subjects are available on the basis of a new Full Repairing and Insuring lease on terms to be agreed. Any medium or long term lease will incorporate periodic rent reviews. Short term leases will also be considered.

#### **RENT**

On application.

#### V.A.T.

All prices, premiums and rents quoted are exclusive of any V.A.T. that may be applicable.

#### **ENTRY**

Immediate, upon conclusion of legal formalities.

#### **LEGAL COSTS**

Each party will bear their own legal costs incurred in this transaction. The ingoing Tenant will be responsible for any Land & Buildings Transaction Tax (LBTT) and Registration Dues, as applicable.

### **VIEWING + OFFERS**

By prior arrangement with the sole letting agents to whom all formal offers should be submitted in Scottish legal form.

# VIEWING & FURTHER INFORMATION

Strictly by appointment through the sole letting agents Messrs Graham + Sibbald

#### To arrange a viewing please contact:



Bruce Murdoch
Partner
Bruce.Murdoch@g-s.co.uk
07803 896919



Emma Gilbert Graduate Surveyor emma.gilbert@g-s.co.uk 07717 441280

#### IMPORTANT NOTICE

- These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
- Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
- 3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
- All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
- 5. A list of Partners can be obtained from any of our offices.
- 6. Date of Publication: May 2019