

RETAIL/TAKEAWAY OPPORTUNITIES

- > PROMINENT LOCATION
- > UNIT 1 – 138.5 SQM (1,490 SQFT)
- > UNIT 2 – 139 SQM (1,496 SQFT)
- > PARKING FOR 23 INC 4 DISABLED SPACES
- > PLANNING CONSENT GRANTED

TO LET

BURNSIDE ROAD, DYCE, ABERDEEN, AB21 0HZ

CONTACT: Mark McQueen, mark.mqueen@shepherd.co.uk, 01224 202800 www.shepherd.co.uk
Andrew Britton, Andrew@culverwell.co.uk, 0141 248 6611 www.culverwell.co.uk

Culverwell

0141 248 6611
www.culverwell.co.uk



LOCATION

The units 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 and Shire. Aberdeen International Airport is located nearby as is Dyce Train Station. Surrounding occupiers are mixed in nature to include various recent residential developments, large office developments to include occupiers such as BP, BHGE and Drillquip along with various commercial operations.

DESCRIPTION

The opportunity comprises of 2 units with planning consent being granted for:

- Unit 1 – Sui Generis (hot food takeaway)
- Unit 2 – Mixed Use Class 1 (shop) and Class 3 (Food and drink)

The operation hours of the development (including deliveries and uplifts) will be 07:00 am – 22:00 pm on any given day.

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

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	SqM	SqFt
Unit 1	138.5	1,490
Unit 2	139.0	1,496

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.

RENTAL AND LEASE TERMS

Unit 1 - £26,000 p.a.

Unit 2 - £24,000 p.a.

The above rentals are on the basis of a new long-term Full Repairing and insuring lease.



RATEABLE VALUE

The units will require to be reassessed upon occupation. Further information and a rates estimate is available upon request

SERVICE CHARGE

There shall be a service charge for the upkeep and maintenance of the common areas of the development.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificates are available upon request

VAT

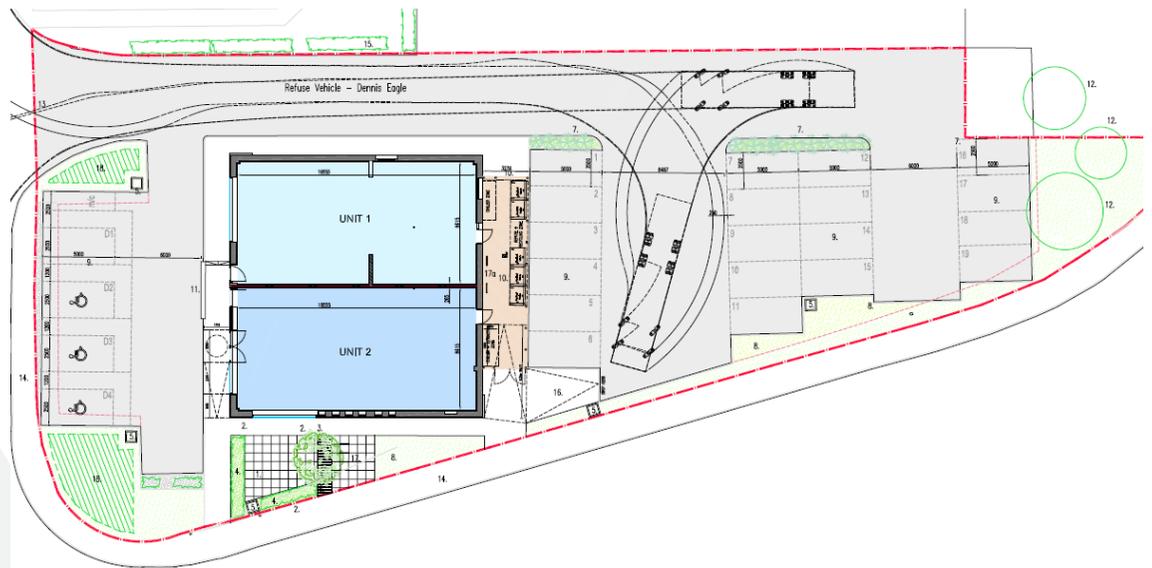
All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the tenant being responsible for any LBTT,, Registration Dues etc.

ENTRY

Upon conclusion of missives



For further information or viewing arrangements please contact the joint agents:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen 01224 202800
 Mark McQueen mark.mcqueen@shepherd.co.uk

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017 **PUBLICATION: April 2020**