


- 
- **TOTAL YARD AREA:**  
1,327.37 SQ.M (14,288 SQ.FT)
  - **GIA: 130.14 SQ.M**  
(1,401 SQ.FT)
  - **TOTAL SITE AREA: 0.81 ACRES**

#### VIEWING & FURTHER INFORMATION:

James Morrison –  
[j.morrison@shepherd.co.uk](mailto:j.morrison@shepherd.co.uk)

Tel: 01224 202800  
[www.shepherd.co.uk](http://www.shepherd.co.uk)



#### LOCATION:

The subjects can be found within a mixed use area to the immediate north east of Aberdeen City Centre. The surrounding area is largely residential in nature although a number of commercial occupiers can be found nearby along with Pittodrie Stadium, the home of Aberdeen Football Club.

The subjects themselves stand in a back lying location on the east side of Park Road to the rear of a new Barratt's development.

Furthermore, the site benefits from being just a short distance from King Street, which is one of the City's main arterial routes and as a result has excellent connectivity to the City and further afield.

The Ordnance Survey extract overleaf is for identification purposes only.

#### DESCRIPTION:

The subject property comprises a single storey building and storage yard. Located within a single storey building constructed of granite walls to the front and concrete block and harled walls to the side and rear elevations. The roof over is of a flat mineral felt design.

Internally, the property is laid out to provide a reception/sales area to the front, off of which is situated a manager's office, store room, kitchen, ladies w.c. and a further store. A small workshop is also provided including a staff canteen area, and male w.c. The flooring throughout the main sales/reception area is of a solid concrete design primarily overlaid in a nonslip lino covering, with sections of carpet. The walls and ceilings throughout are lined in plasterboard and have been painted while the kitchen also benefits from floor mounted kitchen units and a stainless steel sink unit.

Natural daylight is provided throughout by means of double glazed UPVC windows, with artificial lighting provided by a mixture of Category II and fluorescent light fitments. A gas fired central heating system is fitted throughout supplying traditional pressed steel radiators.

To the front of the subject property is a section of floodlit tarmac yard. This yard provides a mixture of parking and storage accommodation.

Furthermore there is also a section of floodlit hardcore yard providing storage accommodation.



#### ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	M <sup>2</sup>	FT <sup>2</sup>
Office	130.14	1,401
Tarmac Yard	303.51	3,267
Hardcore Yard	1,023.86	11,021

The foregoing 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.

#### TENANCY INFORMATION:

The subjects are currently let to Arnold Clark Automobiles Limited for a period of three years which commenced on the 28<sup>th</sup> April 2017 at a passing rental of £25,000 per annum.

Full lease documentation can be provided to interested parties upon request.

#### ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of F.

Further information and a recommendation report is available to seriously interested parties on request.

#### DEVELOPMENT POTENTIAL:

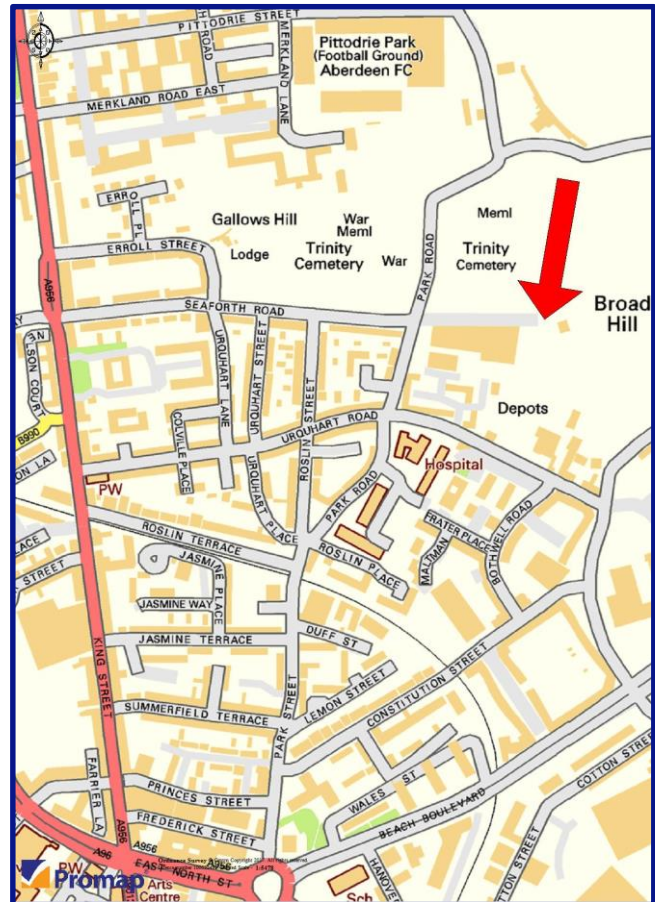
We believe the site may lend itself to a number of redevelopment opportunities such as new build residential. Interested parties should make their own enquiries with the Local Planning Authority in order to establish the suitability of their proposed scheme.

#### PRICE:

Offers are invited for our clients interest in the subjects.

#### CLOSING DATE:

If a party wishes to be informed of any forthcoming closing dates they are required to note their interest formally via their legal representative with the selling agent.



#### VIEWING:

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

**Shepherd Chartered Surveyors**  
35 Queens Road  
Aberdeen  
AB15 4ZN

**Publication Date: August 2018**  
**Contact: James Morrison**  
**Email: [j.morrison@shepherd.co.uk](mailto:j.morrison@shepherd.co.uk)**