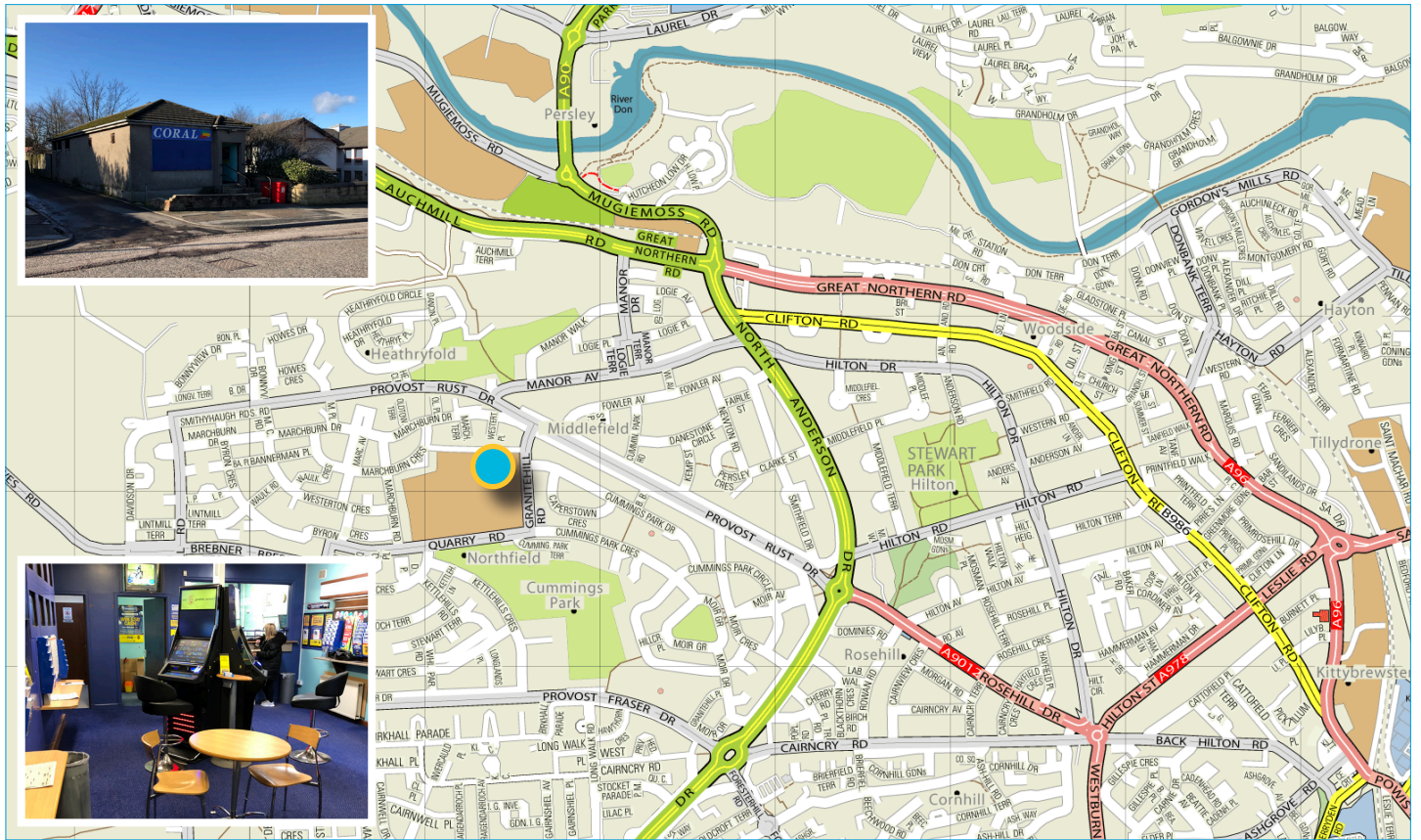ON THE INSTRUCTIONS OF

LADBROKES CORAL
GROUP

RETAIL/COMMERCIAL UNIT TO LET

14 GRANITE HILL ROAD, NORTHFIELD ABERDEEN AB16 7AX

LOCATION

Aberdeen is Scotland's third largest city having a resident population of circa 240,000 and a catchment in excess of 480,000 people. It is the principal retail & commercial centre for the north-east of Scotland and is situated on the A.90 approximately 125 miles north of Edinburgh and some 66 miles north of Dundee.

The subjects are located in the Northfield area of Aberdeen approximately 4 miles north west of the city centre. Situated on Granite Hill Road at it's junction with Provost Rust Drive in a predominantly residential area with other commercial uses nearby including Hamewith Lodge Care Home, Hall & Tawse and Aberdeen Treasure Hub Museum.

DESCRIPTION

The subjects comprise a stand alone single storey building under a pitched slated roof. The premises provide the following approximate areas:-

GROUND FLOOR - SALES & WC'S/STAFF/STORAGE	75.41 SQM	811 SQFT

LEASE TERMS

The subjects are held on a full repairing & insuring lease expiring 21st February 2027. There is a rent review on 24th June 2021.

Our clients will consider either an assignation of their existing lease or a sub-lease on terms to be agreed.

RENT

The passing rent is £6,830 per annum.

Incentives may be available, subject to status.

RATES

We understand the subjects are currently entered on the Scottish Assessors Association Portal, as follows:-

Rateable Value - £5,800 [as at 01/04/2017]

EPC RATING

EPC Rating – G [Copy available on request].

USE

We understand the property currently benefits from Class 1 & 2 planning consent. Other uses may be considered, subject to obtaining the necessary consents, however interested parties are advised to make their own enquiries directly with the local Planning Department.

VAT

We are advised that no VAT is applicable on the rent

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, Registration Dues and VAT applicable.

ENQUIRIES

Viewing & further information can be obtained by contacting the sole agent:-

JH CAMPBELL
PROPERTY CONSULTANTS

0131 243 7288
www.jhcampbell.net

Contact: Jack Campbell
e: jack@jhcampbell.net
m: 07801 852225