

ON THE INSTRUCTIONS OF
LADBROKES CORAL
GROUP

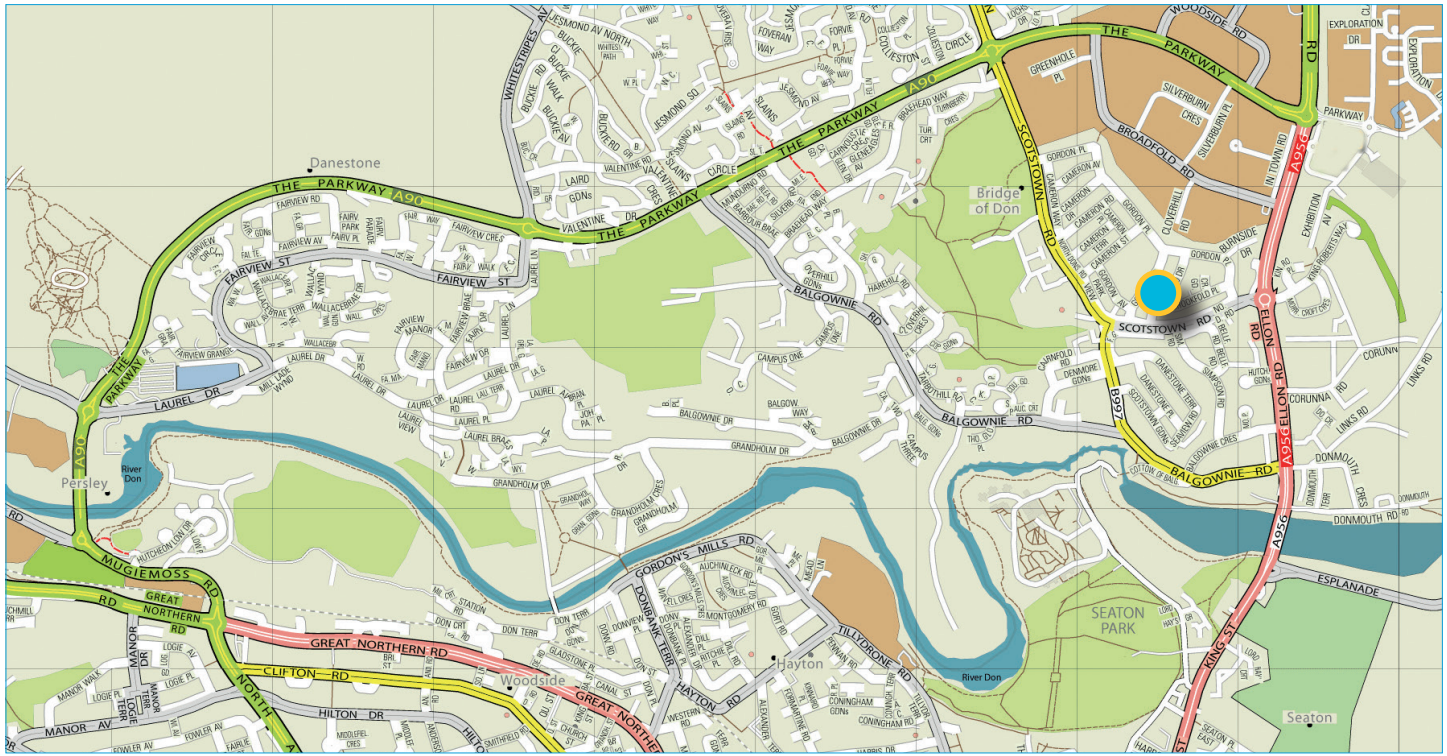
FIRST FLOOR COMMERCIAL/OFFICE ACCOMMODATION TO LET



- **FORMER BOOKMAKERS RETAIL OUTLET LOCATED WITHIN THE BUSY BRIDGE OF DON AREA**
- **NEIGHBOURING OCCUPIERS INCLUDE THE BLACK DOG PUB, CO-OP FOOD, WILLIAM HILL, BOOTS PHARMACY, PEONY CHINESE TAKEAWAY, SCOTSTOWN PRIMARY SCHOOL & BRIDGE OF DON LIBRARY**

**28 NORTH DONSIDE ROAD
ABERDEEN AB23 8PA**

t: 0131 243 7288 m: 07801 852225



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 Bridge of Don area of Aberdeen approximately 3 miles north of the city centre, situated on North Donside Road at it’s junction with Scotstown Road. The immediate surrounding area is predominantly residential with various commercial uses nearby including the Black Dog Pub, Co-Op Food, William Hill, Boots Pharmacy, Peony Chinese Takeaway, Scotstown Primary School & Bridge of Don Library.

DESCRIPTION

The subjects comprise the first floor of a purpose built two storey public house/restaurant property with a dedicated car park to the rear. Access is from a stairwell situated to the rear of the building. The premises provide the following approximate areas:-

FIRST FLOOR INCLUDING WC’S & STAFF/STORAGE	76.80 SQM	826 SQFT
TOTAL	76.80 SQM	826 SQFT

LEASE TERMS

The subjects are held on a full repairing & insuring lease expiring 21st February 2027. There is a rent review due 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 £8,254 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 - £11,500 [as at 01/04/2017]

EPC RATING

EPC Rating – E [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