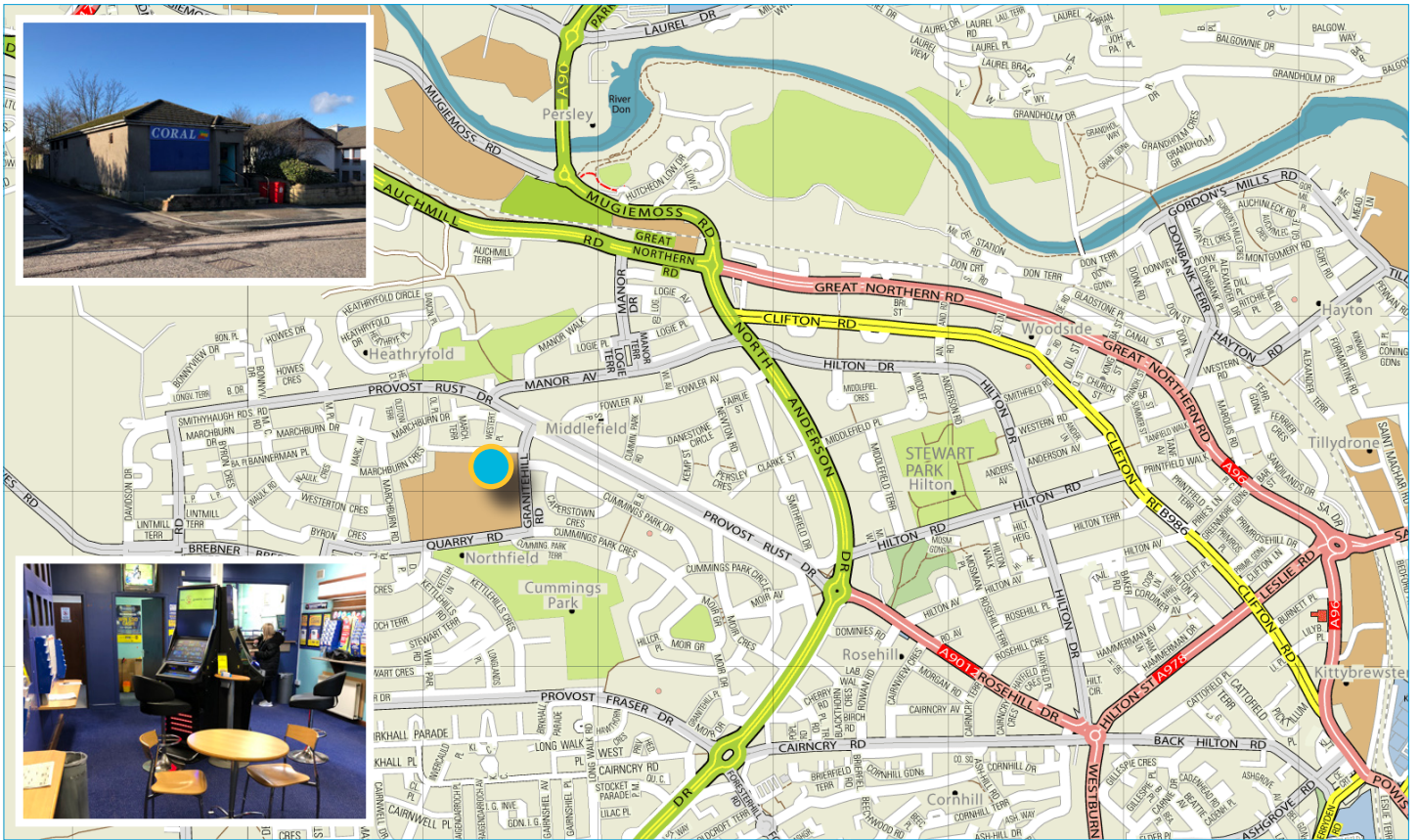


ON THE INSTRUCTIONS OF
LADBROKES CORAL
GROUP

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 Abernethy Hill Road at its 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	76.60 SQM	825 SQFT
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LEASE TERMS

The subjects are held on a full repairing & insuring lease expiring 21st February 2027.

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 £7,727 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 - £7,000 [as at 01/04/2023]

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:-



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

MISREPRESENTATION CLAUSE

JH Campbell give notice to anyone who may read these particulars as follows:-

1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained or referred to herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.

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