

# FOR SALE

## Retail Units within Riverside Quarter



### Mill Drive, Mugiemoss, Aberdeen AB21 9FR

57.78 sq m (622 sq ft) – 66.14 sq m (712 sq ft)

## Location

The subjects are located within the Riverside Quarter development at Bucksburn. This is a new, vibrant community of contemporary homes located only four miles north of Aberdeen City Centre and 2.5 miles from the established community of Dyce.

The properties benefit from strong visibility from Mill Drive. The exact location of the properties can be seen on the plan below.



## Description

There are six retail units available with six car parking spaces located at the front. There is further on-street parking in close proximity.

The properties benefit from good natural light from the large windows and glazed doors to the front which faces onto Mill Drive.

The properties are available in shell condition thus providing incoming businesses with the opportunity to create their own individual fitout. The units have planning consent for Class 1 (Shops) and Class 2 (Financial, professional and other services).

## Accommodation

We calculate the approximate gross internal floor area of the premises as follows:

Unit	Sq M	Sq Ft	Availability
Unit B38	66.14	712	AVAILABLE
Unit B40	57.78	622	AVAILABLE
Unit B49	57.78	622	AVAILABLE
Unit B50	57.78	622	AVAILABLE
Unit B57	57.78	622	AVAILABLE
Unit B58	57.78	622	AVAILABLE
Total	355.04	3,822	

The above areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition).

## Sale Price

Our client is seeking offers, for the heritable interest in the properties, in the region of:

Unit B38 – £107,000  
Units B40-B58 – £93,250

## Rateable Value

The subjects will require to be assessed upon occupation.

## Energy Performance Certificate

The units have an indicative EPC Rating of B+. Full documentation is available on request.

## Legal Costs

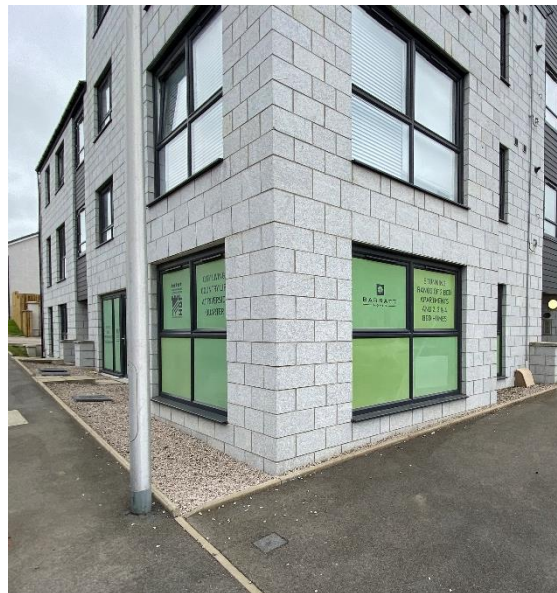
Each party will be responsible for their own legal costs in respect of this transaction. The incoming tenant will be responsible for any Land & Buildings Transaction Tax and registration dues, if applicable.

## VAT

All prices quoted in the schedule are exclusive of VAT.

## Entry

Upon completion of legal missives.



# Contact

For further information, or to arrange a viewing, please contact:



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Particulars dated July 2023 Photographs dated June 2023.