

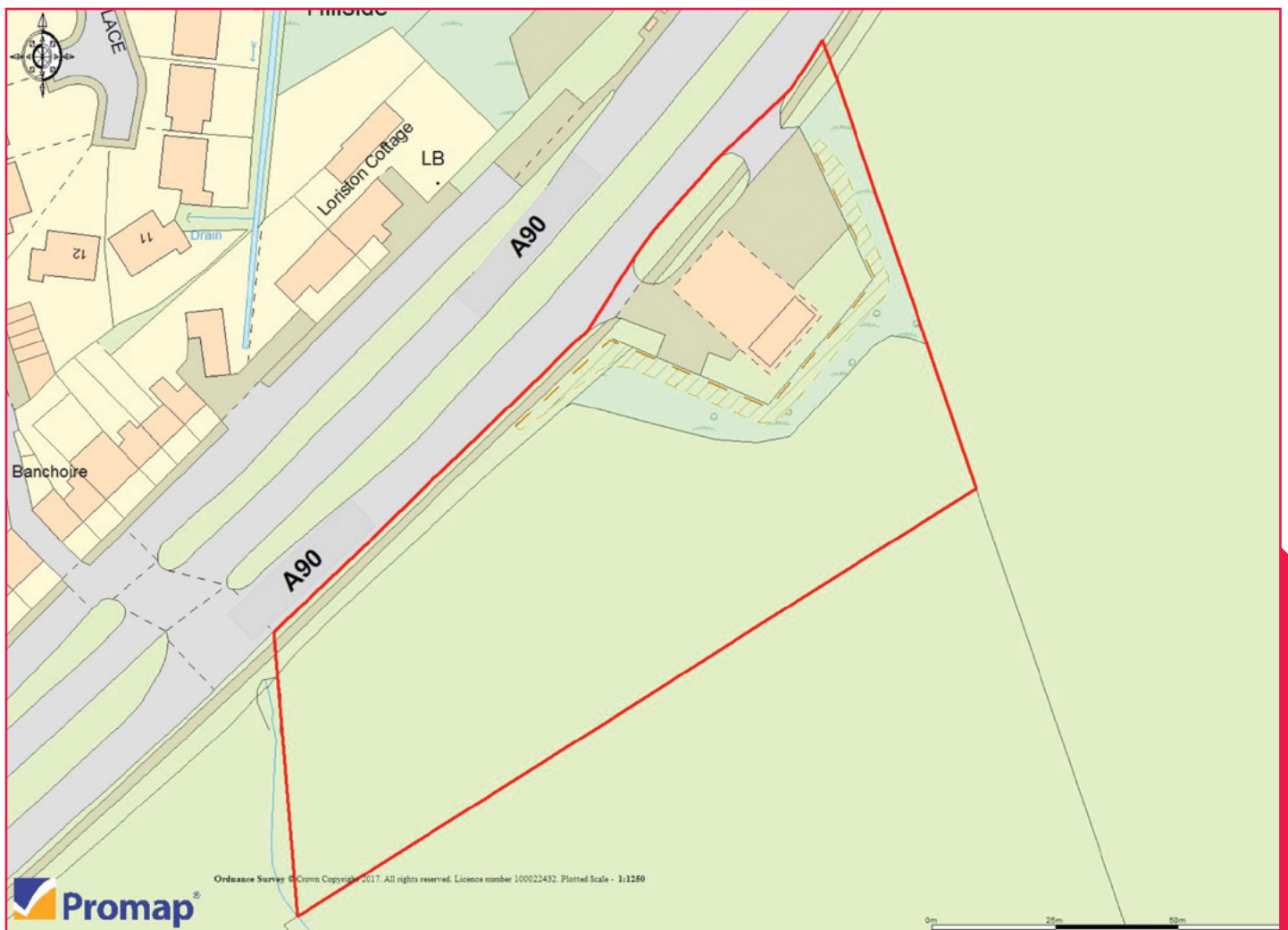
# For Sale/May Let



**Prominent Feuhold (Scottish Equivalent of Freehold) Development Site**

## **Former Filling Station off the A90 Southbound, Hillside, Portlethen, Aberdeenshire**

- ◆ Rarely available Freehold
- ◆ Development Opportunity
- ◆ Suitable for existing 'Roadside' users
- ◆ Close proximity to A90
- ◆ Extending to approximately 1.084 Hectares (2.68 Acres)



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4 Albert Street, Aberdeen AB25 1XQ

# Former Filling Station off the A90 Southbound, Hillside, Portlethen, Aberdeenshire



## Location

The subjects are located just off the A90 Southbound road in the Hillside area of the popular commuter town of Portlethen.

The site is located approximately 9 miles south of Aberdeen City Centre. It is also located within close proximity to the Aberdeen Western Peripheral Route (AWPR) which is due for completion in Q1 2018 which will greatly improve the connectivity to the city and the north of Aberdeen.

The exact location can be seen on the undernoted plan.



## Description

The subjects comprise the site of a former petrol filling station. The site covers approximately 1.084 Hectares (2.68 acres) and currently houses the former filling station building and canopy.

## Floor Areas

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

Description	Sq. M	Sq. Ft
Building	78.04	840

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

## Development Potential/Planning

The site may be suitable for a variety of alternative uses. Interested parties should make their own enquiries to the Planning Department for clarification on redevelopment potential. Previous planning applications have included the erection of a Garden Centre with Restaurant/Café attached.

## Price

Offers in the region of £200,000 are sought for the heritable interest in the property.

## Lease Terms

Our client may also give consideration to leasing the site. Terms available upon request.

## Rateable Value

The subjects require to be reassessed upon occupation.

## 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.

## Energy Performance Certificate

The Energy Performance Certificate documentation is available upon request.

## VAT

All prices quoted in the schedule are exclusive of VAT.

## Entry

Immediately, following the conclusion of legal formalities.

## Viewing and Offers

By prior arrangement with the sole selling agents, to whom all formal offers should be submitted in Scottish legal form:-

## Contact

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### Important Notice

- Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. July 2017.
- Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- VAT:** The VAT position relating to the property may change without notice. Viewing by appointment only. July 2017.