



OFFERS OVER
£750,000

FOR SALE / MAY LET

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BROADFOLD ROAD, ABERDEEN, AB23 8EE

> RETAIL WAREHOUSE / INDUSTRIAL OPPORTUNITY

> LOCATION

THE SUBJECTS ARE SITUATED ON THE CORNER OF BROADFOLD ROAD AND GREENHOLE PLACE CLOSE TO THE MAIN ESTATE ROAD, THE PARKWAY, AND AT THE CENTRE OF BRIDGE OF DON INDUSTRIAL ESTATE.

The estate is located approximately 3 miles north of Aberdeen city centre and caters for a variety of energy and non-energy related businesses and is a popular retail warehouse and trade counter location.

Access to the city centre, inner ring road and A956 north is fast and easy and communications will be enhanced with the opening of the nearby AWPR.

**BROADFOLD ROAD
ABERDEEN, AB23 8EE**



> DESCRIPTION

The subjects comprise a detached retail warehouse of steel frame construction with insulated profiled aluminium cladding and roof above a brick dado wall. The unit is heated by hot air blowers and has fluorescent lighting and a concrete floor. Eaves height is 5m.

Internally, there is a large open plan sales or storage area plus staff offices, canteen and rear storage areas. An extension houses a garden centre of steel frame construction with brick walls.

There is a large car park providing approximately 100 spaces. The main access to the site is from Broadfold Road but there is another service access from the same road with the main service access being taken from Greenhole Place.

> AREAS

Warehouse	38,195 sq ft	3548.5 m ²
Garden Centre	1,703 sq ft	158.2 m ²
Staff/Offices	1,485 sq ft	137.9 m ²
Total	41,383 sq ft	3844.6 m²
Site Area	2.35 Acres	0.95 Ha

> PLANNING & TENURE

The subjects have the benefit of an unrestricted non-food retail use within Class 1 of the Town and County Planning (Use Classes) (Scotland) Order 1997.

The property is held on a long leasehold basis which is due to expire on 31 May 2105. The passing rental is £52,394 per annum and there is a rent review due on 15 May 2020 and every 5 years thereafter. The ground lease is to be reviewed to 17.38% of the rack rental value of the premises.

> SUB DIVISION

We ideally seek a single occupier on a long term lease but consideration will be given to sub dividing the unit.



> LEASE TERMS

Rent	On application.
Duration	Flexible.
Rent Reviews	Dependent upon lease length.
Legal Costs	Each party will be responsible for their own legal costs in respect of this transaction the incoming tenant being responsible for any LBTT or registration dues.

> SALE TERMS

Offers over £750,000 are invited for our client's leasehold interest.

> RATEABLE VALUE

The current rateable value is £300,000.

> EPC

The subjects have an EPC Rating of G. Full documentation is available upon request.



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CONTACTS

For further information please contact the joint agents.

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