

279-281 NORTH DEESIDE ROAD, PETERCULTER, ABERDEEN AB14 0UL



RARELY AVAILABLE COMMERCIAL UNIT



- Centre of Affluent Area
- 1,955sq ft
- Modern Development
- Held on F.R.I Lease to Peterculter Dental Practice
- Expiry May 2036
- Passing Rent: £30,000p.a.x.
- Price: £350,000

LOCATION

The property is situated on the south side of North Deeside Road, West of its junction with Brighton Place, within the suburb of Peterculter in the city of Aberdeen.

Aberdeen is Scotland's third largest city, having a resident population of approximately 230,000. The city provides the principal commercial and shopping facilities in the North East of Scotland serving a catchment population in excess of 500,000 persons. Neighbouring occupiers include the Ashgrove Veterinary Centre, Culter Theatre Club, Peterculter Pharmacy.

PROPERTY

The property comprises a modern mixed use development with commercial at ground and lower ground floors with residential above. The development offers rear parking facilities along with on street parking to the front. Accessed from the rear, the subjects under consideration offer a reception area with staff room and stores formed by way of stud partitions, with several dental and hygienist consultation suites. The property is fitted out to a very high standard.

AREA

The property has been measured on a net internal area basis and calculated to extend to the following floor areas; Lower Ground: 181.6sqm (1,955sq ft)

NAV/RV

The property has been entered onto the valuation roll with the following NAV/RV; £20,500

EXECUTIVE SUMMARY

The property is held on a full repairing and insuring head lease on the following terms;

Tenant: Shetland Surgery Ltd - t/a Peterculter Dental Practice.

Expiry: 31st May 2036

Passing Rent: £30,000p.a.x

Rent Review: 2026 & 2031 (R.P.I Linked) Calculating by the rent being agreed at £30k in June 2021 and look at the RPI uplift for March this year, the percentage change puts the rent up to £37,797p.a.x

Further: The tenant operates dental practices in Kingswells, Dyce, and St Andrew's

PRICE

Our client will dispose of their freehold interest for £350,000





V.A.T.

The property has been elected for V.A.T. as such the transaction may be treated as a T.O.G.C (transfer of a going concern)

E.P.C.

Available on request

LEGAL

Each party shall bear responsibility for their own legal costs

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



Jas Aujla 07810 717229 (jas@tsapc.co.uk)
Will Rennie 07581 396092 (will@tsapc.co.uk)

General: 0141 237 4324 (info@tsapc.co.uk)

162 Buchanan Street
Glasgow G1 2LL



PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.