



FOR SALE

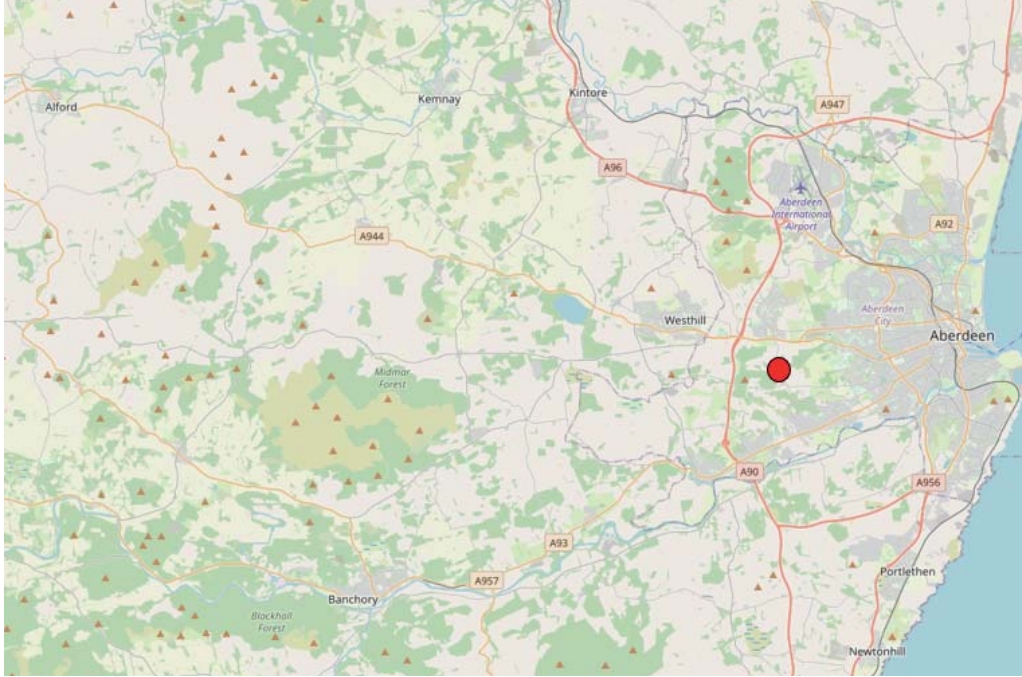
# Countesswells, C3 & C4

Aberdeen

To request a viewing call us on 01224 572661

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- Units suitable for a variety of uses
- Shell finish ideal for occupier fit out
- Immediate availability



## WELCOME TO COUNTESSWELLS

Countesswells offers a range of local amenities within a brand new community to the West of Aberdeen. Occupiers include Sainsbury's Local within the neighbourhood shopping parade, as well as a brand new primary school, all surrounded by ample greenspace and forests. The community is located only a 10-minute drive from Aberdeen City Centre and is linked by main thoroughfares to other districts including Kingswells, Cults and Westhill.

## LOCATION

Countesswells is located 4 miles west of Aberdeen City Centre, 1 mile to the north of Cults and Bieldside and 0.5 miles to the south of Kingswells. The units are located at a highly prominent corner and will ultimately front onto the main road that will act as the transport link between Cults and Kingswells.

## DESCRIPTION

The units form the ground floor within residential blocks and have been fitted out to a 'shell' specification only, allowing an occupier to configure and fit-out the units to their preferred design.

The units all benefit from individual frontages, whilst C4 has been formed to create an open plan space which is available in whole or in part.

Dedicated car-parking lies immediately to the south of the property which will be allocated accordingly to the units.

## USE

The units would be suitable for a variety of uses, subject to obtaining all local necessary consents. Interested parties should direct all enquiries to the local planning authority.

## PRICE

Offers are invited.

## RATEABLE VALUE

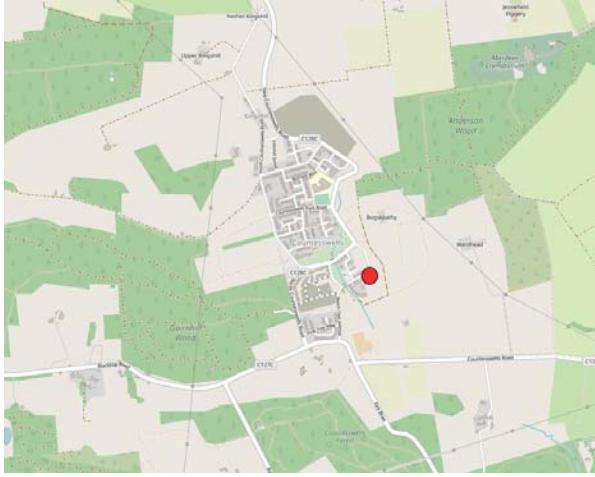
Upon occupation, the units will require to be assessed for rating purposes.

## EPC

Copies available on request.

## VAT

The prices quoted are exclusive of VAT.



Location within Countesswells



Neighbourhood Shopping Centre



C3 Frontage

## LEGAL COSTS

Each party will bear their own legal costs. The ingoing occupier will be responsible for any LBTT and Registration Dues.

## ENTRY

On conclusion of legal missives.

## FLOOR AREAS

The subjects have been measured on a net internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

	SQ.M	SQ.FT
<b>C3</b>		
Unit 1	183.0	1970
<b>C4</b>		
Unit 2	76.4	823
Unit 3	44.7	482
Unit 4	63.1	679

## VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

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