



SINGLE ROOM SUITABLE FOR A VARIETY OF HEALTH AND WELLNESS USES
ATTRACTIVE ALL INCLUSIVE RENT



TO LET Fitness Suite, Aberdeen Squash & Racketball Club

Cranford Road, Aberdeen, AB10 7ND | 20.2 sq.m (217 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

The property is located within the Aberdeen Squash & Racketball Club, on Cranford Road. Cranford Road sits close to a busy traffic junction where Anderson Drive (A92) and Great Western Road (A93) meet. The Squash & Racketball Club is immediately adjacent to the Aberdeenshire Cricket Club, with Tesco Express, plus a number of local operators within close proximity.

DESCRIPTION

The property comprises a private suite within the Squash & Racketball Club. The suite may be suitable for a number of Health and Wellness uses.

An incoming tenant may benefit from:-

- A common reception area located at the main entrance to the club
- Use of the Squash & Racketball club facilities including Squash Courts and Gyms
- Plentiful parking to the rear of the club and on the surrounding streets

The Squash & Racketball Club already has an established clientele who use the facility on a regular basis, with an incoming occupier potentially benefitting from this.

RENT

Our client is seeking £800 pcm (exc. VAT). This rent is all-inclusive.

RATEABLE VALUE

This property is part of a larger entry in the valuation roll. The rent will include any business rates payable.

EPC

Copy available on request.

VAT

All prices quoted are exclusive of VAT which may be applicable.

LEGAL COSTS

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

ENTRY

Upon completion of all legalities.

FLOOR AREA

The floor area has been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition):-

Total	20.2 sq.m	217 sq.ft
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VIEWING & OFFERS

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

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