

FOR SALE / MAY LET

PROMINENT SITE

**GRAHAM
SIBBALD**



Denmore Road, Bridge of
Don, Aberdeen, AB23 8JW

- Yard / Car Park on Denmore Road
- Currently lined for 38 designated parking spaces
- 0.31 acres (0.12 hectares)
- Suitable for alternative uses / redevelopment subject to planning.

LOCATION

The site is in Bridge of Don, one of Aberdeen's key industrial areas, located approximately 3.5 miles north of the city centre. It is located on Denmore Road, the main arterial route through Bridge of Don. The property benefits from close proximity to the AWPR, ensuring excellent access to both the north and the south.

Nearby notable occupiers include: Sterling Furniture, Screwfix, Toolstation, Howdens and Baker Hughes.

DESCRIPTION

The subjects comprises a yard / car park located in the centre of Bridge of Don, surfaced with tarmac with a wall on the north elevation and fencing on the south and east elevations. It currently has 38 designated parking spaces marked within.

The site was formally "Denmore House", a three-storey office building of c.650.84 sq. m (7,006 sq. ft) which was demolished some 5 years ago, and the site could potentially be developed with an industrial building or retail outlet, subject to planning.

POTENTIAL USE

The current owner has had architects draw up plans for four small industrial units as shown. Further information and plans can be provided.

PLANNING

The site is located within an area zoned under the Local Development Plan for Business and Industrial Land.

PRICE

Offers over £150,000 exc.

RENT

Offers invited.

LEASE TERMS

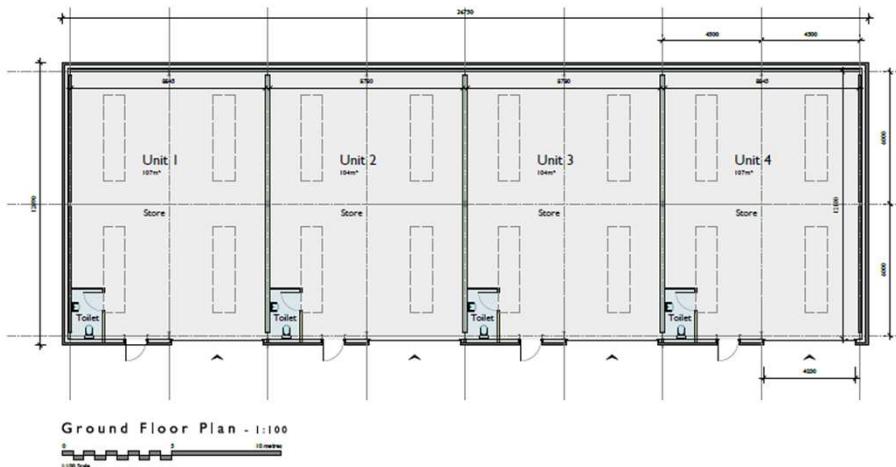
Offered on a new Full Repairing and Insuring lease for a period to be agreed incorporating rent reviews at appropriate intervals.

ENTRY

Upon conclusion of missives



POTENTIAL DEVELOPMENT OPTION



RATING

The subjects are entered into the current Valuation Roll as follows:
 Rateable Value - £3,300. The Uniform Business Rates for 2025/2026 is 49.8p in the £. An occupier may be eligible to qualify for 100% rates relief under the Small Business Bonus Scheme.

VAT

The rent quoted is exclusive of VAT, which is applicable.



To arrange a viewing please contact:



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