



RETAIL UNIT WITH 14 CAR SPACES ADJACENT TO STARBUCKS AND
ELECTRIC VEHICLE CHARGING STATION



FG Burnett



TO LET

Site 3c, Westpark

Blackburn, Aberdeenshire, AB21 OBU | 169 sq.m (1,819 sq.ft)

To request a viewing call us on 01224 572661

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RETAIL UNIT WITH 14 CAR SPACES ADJACENT TO STARBUCKS AND ELECTRIC VEHICLE CHARGING STATION

LOCATION

Blackburn is a rapidly growing and prosperous commuter town located to the North West of Aberdeen. The property will be developed on Site 3C Westpark Business Park, located adjacent to the Blackburn Roundabout on the A96 Trunk Road which connects Aberdeen and Inverness and is the main commuter route serving Aberdeen.

Occupiers at Westpark include Reservoir Group and EV Offshore whilst Micron Eagle, Archer and MTM Construction are located close by. An extremely popular Starbucks Coffee Drive Thru is located immediately adjacent to Site 3C.

DESCRIPTION

The development will comprise a modern, detached retail unit with 14 car spaces adjacent to an Electric Vehicle Charging Station. The subjects are of contemporary design featuring extensive glazing and will be completed to an agreed specification ready for occupier fit out.

FLOOR AREA

The unit will extend to 169 sq m (1,819 sq ft) approx. on a gross internal basis.





RENT

Upon application

RATEABLE VALUE

The property will require to be assessed upon completion.

RATES DETAIL

An incoming tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available.

LEASE TERMS

Our clients are seeking to prelet the unit. The property will be available on a Full Repairing and Insurance lease for a duration to be agreed, the lease will incorporate rent reviews at regular intervals.

PLANNING

The development benefits from Class 1 Retail Planning Consent. The property is considered suitable for retail / ancillary food sales uses.

EPC CERTIFICATE

A copy of the EPC Certificate will be available upon request.

VAT

The rent quoted is exclusive of VAT which may be applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any LBTT and registration dues applicable.

ENTRY

By agreement upon completion of the unit and conclusion of legalities.

VIEWING & OFFERS

Viewing is strictly by arrangement with the sole letting agents, to whom all offers should be submitted in Scottish Legal Form.

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