



NEW BUSINESS UNIT - SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING



**FG Burnett**



TO LET

# Unit 1, C4 Countesswells

Aberdeen | 55.09 sq.m (593 sq.ft)

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To request a viewing call us on 01224 572661

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### WELCOME TO COUNTESSWELLS

Countesswells is a new community ultimately providing 3,000 new private and affordable homes, 2 new primary schools and a new academy, medical centre with GP and Dental practices, retail, offices and workshops all located within beautifully designed open spaces and parks.

### LOCATION

Countesswells is located 4 miles west of Aberdeen City Centre, 1 mile to the north of Cults and Bielside and 0.5 miles to the south of Kingswells. Unit 1 is 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. With over 1,000 homes scheduled to be completed within 3 years, Unit 1 is well located within the rapidly developing community.

### DESCRIPTION

The subjects comprise a ground floor unit with shopfront, lined walls and WC installed.

### RENT

On application.

### FLOOR AREAS

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

Ground Floor	55.09 sq.m	593 sq.ft
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### PARKING

Car parking is available for use by the tenant.

### LEASE TERMS

The Unit is available on the basis of a Full Repairing and Insuring lease for a period to be agreed. Any long term lease will incorporate periodic upwards only rent reviews.

### RATEABLE VALUE

The property will require to be assessed on occupation.

### RATES DETAIL

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.



#### VAT

Any rents quoted are exclusive of VAT which maybe applicable.

#### TELECOMS CONNECTIONS

Each property at Countesswells will be connected to a dedicated fibre telecoms network through an on-site data centre operated by Grain Telecomms, which is capable of delivering up to 1GB. Services can be tailored to individual occupier needs.

#### LEGAL COSTS

Each party will bear their own legal costs associated with the documentation of the transaction. The incoming tenant will be responsible for any LBTT and registration dues applicable.

#### ENTRY

By agreement upon conclusion of all legalities.

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#### VIEWING & OFFERS

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

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