

POTENTIAL FOR SUB-DIVISION  
(PLANS AVAILABLE)



SUPERB RETAIL UNIT ON HIGH PROFILE DEVELOPMENT WITH CAR PARKING  
JOIN AMERICAN GOLF, KFC AND TACO BELL



TO LET

## Unit 2, Haudagain Retail Park

Great Northern Road, Aberdeen, AB24 2BQ | 325.16 sq.m (3,500 sq.ft)

To request a viewing call us on 01224 572661

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## SUPERB RETAIL UNIT ON HIGH PROFILE DEVELOPMENT WITH CAR PARKING

### JOIN AMERICAN GOLF, KFC AND TACO BELL

#### LOCATION

Haudagain Retail Park is situated in a highly prominent location close to the well-known Haudagain Roundabout, a junction off the A90 and A96 trunk roads. The Park comprises 4 modern detached retail units. Other occupiers within the development include American Golf, KFC and Taco Bell.

#### DESCRIPTION

The subjects comprise a single storey retail warehouse of block construction under a pitched and tiled roof. The property benefits from extensive frontage and free customer parking. Internally the subjects comprise an open plan sales area with staff facilities. The internal fit out is of a good quality with fresh decoration and suspended ceiling.

#### FLOOR AREA

The following approximate net internal area has been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Ground Floor	325.16 sq.m	3,500 sq.ft
<b>Total</b>	<b>325.16 sq.m</b>	<b>3,500 sq.ft</b>



## RENT

Upon application.

## RATEABLE VALUE

The Valuation Roll shows a rateable value of £50,500 effective from 1st April 2017.

## RATES PAYABLE

£24,746.62 (approx. for 2020/21).

## RATES DETAIL

Any 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. Interested parties should verify all rating figures with the Local Authority.

## LEASE TERMS

The subjects are available on the basis of a new Full Repairing and Insuring lease incorporating periodic rent reviews.

## EPC

G - A copy of the EPC is available upon request.

## VAT

The rent quoted is exclusive of VAT.

## 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 and on conclusion of legalities.

## VIEWING & OFFERS

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

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