



## RETAIL UNITS

- > THREE RETAIL UNITS
- > GROUND FLOOR WITH RESIDENTIAL ABOVE
- > NEW BUILD UNITS
- > SIZE FROM 71.00 SQM (764 SQFT)
- > RENTALS FROM £12,250 PER ANNUM

TO LET

## RETAIL UNITS, CLOVERHILL, BRIDGE OF DON, ABERDEEN

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**LOCATION**

Cloverhill is located within the Bridge of Don area of the city approximately 6 miles north of Aberdeen City Centre. The site is situated within an established commercial location adjacent to Aberdeen Energy & Innovation Park and opposite Bridge of Don Industrial Estate and Retail Park. The location benefits from direct access to the A90 and the Aberdeen Western Peripheral Route is a short distance to the north, accordingly the subjects benefit from excellent transportation links to all parts of the City and the Scottish Motorway Network.

**DESCRIPTION**

The subjects comprise of a new retail development of 3 retail units within block 2 of the overall development.

All units are accessed from the main road into the development and accordingly benefit from prominence within the development.

In addition, the development comprises of 550 new homes, a community centre and sports facility.

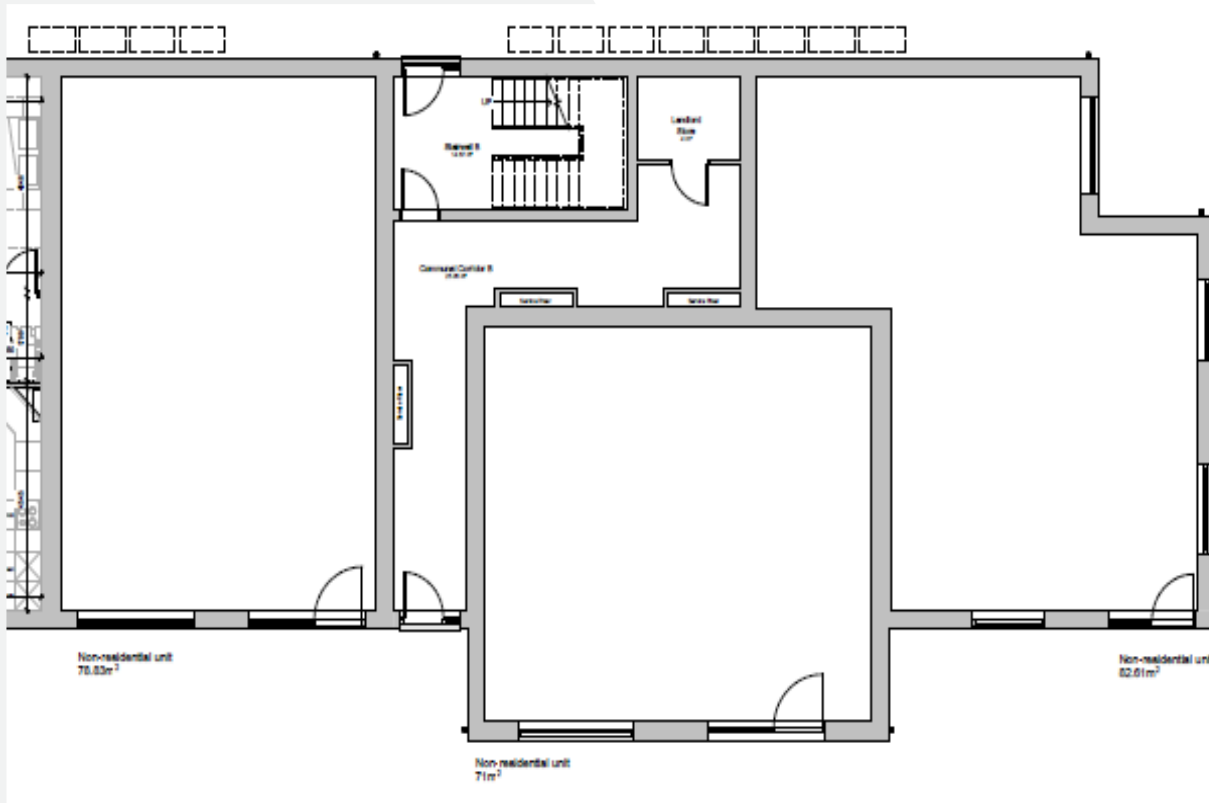


**DESCRIPTION**

The subjects comprise of 3 individual new build retail units with associated car parking.

Apartments are provided on the upper floors of the development with the developments civic square located to the front of the premises.

Each unit will benefit from a shop front and separate customer entrance with the units provided in shell condition ready for tenants fit out.



**ACCOMMODATION**

Block 2	m <sup>2</sup>	ft <sup>2</sup>
Unit 1	78.75	848
Unit 2	71.00	764
Unit 3	82.12	884

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

**RATEABLE VALUE**

The subjects require to be assed upon entry. An indication of rates payable can be given to interested parties.

Rates relief will be available to qualifying occupiers with further information available on request.

**VAT**

All rents, prices, premiums etc. are quoted exclusive of VAT.

**RENTAL**

Block 2	Rental (per annum)
Unit 1	£13,500
Unit 2	£12,250
Unit 3	£14,000

**LEASE TERMS**

The premises are available on the basis of new Full Repairing and Insuring leases of negotiable duration.

**LEGAL COSTS**

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration dues etc.

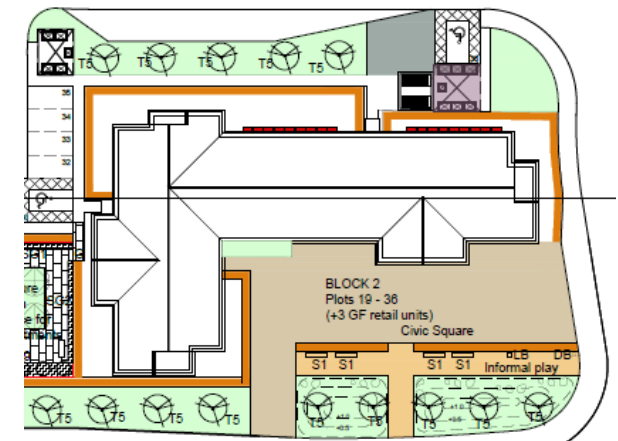
**ENERGY PERFORMANCE CERTIFICATE**

The subjects have a target EPC rating of 'B'.

**DATE OF ENTRY**

The target completion date of the premises is May 2023 with the premises ready for fit out thereafter

**BLOCK 2**



**For further information or viewing arrangements please contact the sole agents:**

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