



**TO LET /FOR
SALE**

**COMMERCIAL
DEVELOPMENT LAND**

Suitable for a variety of commercial uses subject to planning consent being granted

High profile location just a short distance from the A92

Adjacent to Co-op, Domino's & Barnardo's in established retail location

Area 0.62 acres or thereabouts

Rental / price – upon application



WHAT 3 WORDS

**COMMERCIAL DEVELOPMENT LAND, HILLSIDE ROAD,
PORTLETHEN, AB12 4TQ**

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Aerial Image

COMMERCIAL DEVELOPMENT LAND, HILLSIDE ROAD, PORTLETHEN, AB12 4TQ

Location

The subjects are located within Portlethen, close to the A92, with access to the site via Hillside Road into Hillside Court which comprises of 5 modern retail units housing Domino's, Co-op, Barnardo's and 2 local operators.

The site itself is high profile being off the main arterial routes through Portlethen.





The Detail

COMMERCIAL DEVELOPMENT LAND, HILLSIDE ROAD, PORTLETHEN, AB12 4TQ

Description

The site itself occupies a prominent roadside location of a triangular shape with access via the common road.

Planning

The site lends itself with no specific allocation in relation to uses however we believe the site would be suitable for commercial development such as 'light warehouse use' with parking for several vehicles, nursery, day care facilities, a care home or retail units.

Funding available for development, subject to terms.

Interested parties should make their own enquires with the local planning authority as to the suitability of any proposed scheme.

Rental & Terms

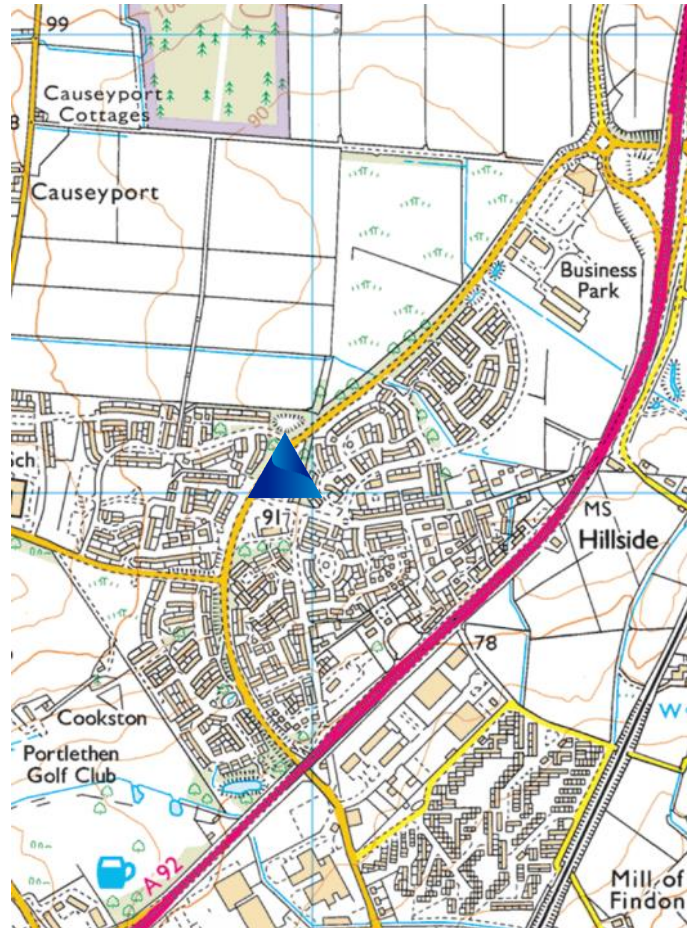
Our clients preference is to lease the site for a long term period which will include periodic upward only rent review provisions.

Price

Whilst our clients preference is to lease the site, they may consider a sale with offers invited for their interest.

VAT

All prices quoted are exclusive of VAT



Get in Touch

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



James Morrison

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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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