ORINSEN

FOR SPACES THAT WORK



DEVELOPMENT OPPORTUNITY FOR SALE

119 CONSTITUTION STREET

ABERDEEN AB24 5ET

UNDEVELOPED SITE — RETAIL PARK

CONDITIONAL AGREEMENT FOR LEASE WITH JD GYMS (UNIT A)

PRICE

Offers Over £700,000

Heritable Interest

STATUS

Site Undeveloped

AFL with JD Gyms — rent £225,000 pa on completion

GROSS INTERNAL AREA

27,146 sq ft

2,522.1 sqm · Target GIA, Units A & B

0131 374 1111

LOCATION

Aberdeen is Scotland's third largest city, with a total catchment population of approximately 500,000 and status as the principal retail centre for the north east of Scotland, situated approximately 125 miles north of Edinburgh and 66 miles north of Dundee. The city remains a major oil and gas centre, with a number of multi-national energy companies retaining headquarters there.

The site is situated on Constitution Street, within **Beach Boulevard Retail Park** and adjacent to Queens Links Leisure Park, just minutes from Scotland's busiest port. The retail park benefits from 152 car parking spaces including EV charging stations, with nearby occupiers including **Asda**, **Smyths Toys** and **Codona's Amusement Park**.

DESCRIPTION

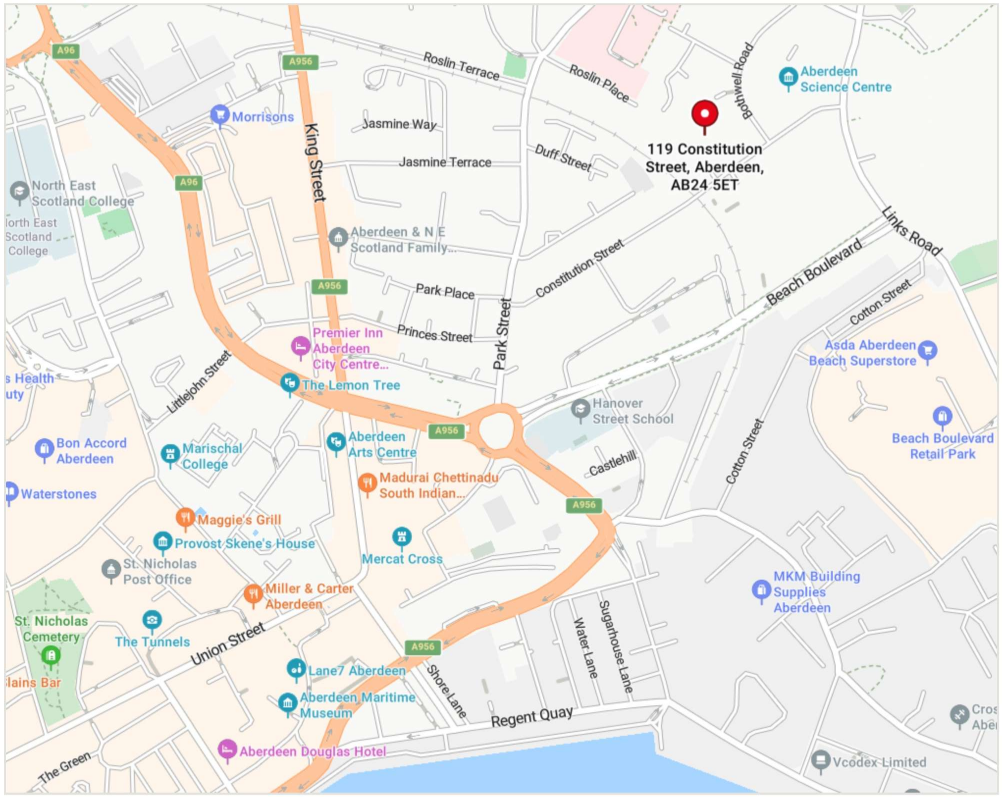
The site is currently undeveloped and is sold subject to and with the benefit of a conditional Agreement for Lease with **JD Sports Gyms Limited** (t/a JD Gyms) for a new-build Unit A, together with a second unit (Unit B) to be constructed as part of the same development. Planning permission has been obtained. The incoming purchaser will be responsible for carrying out the development and satisfying the remaining conditions of the Agreement for Lease before the JD Gyms lease and rent commence.

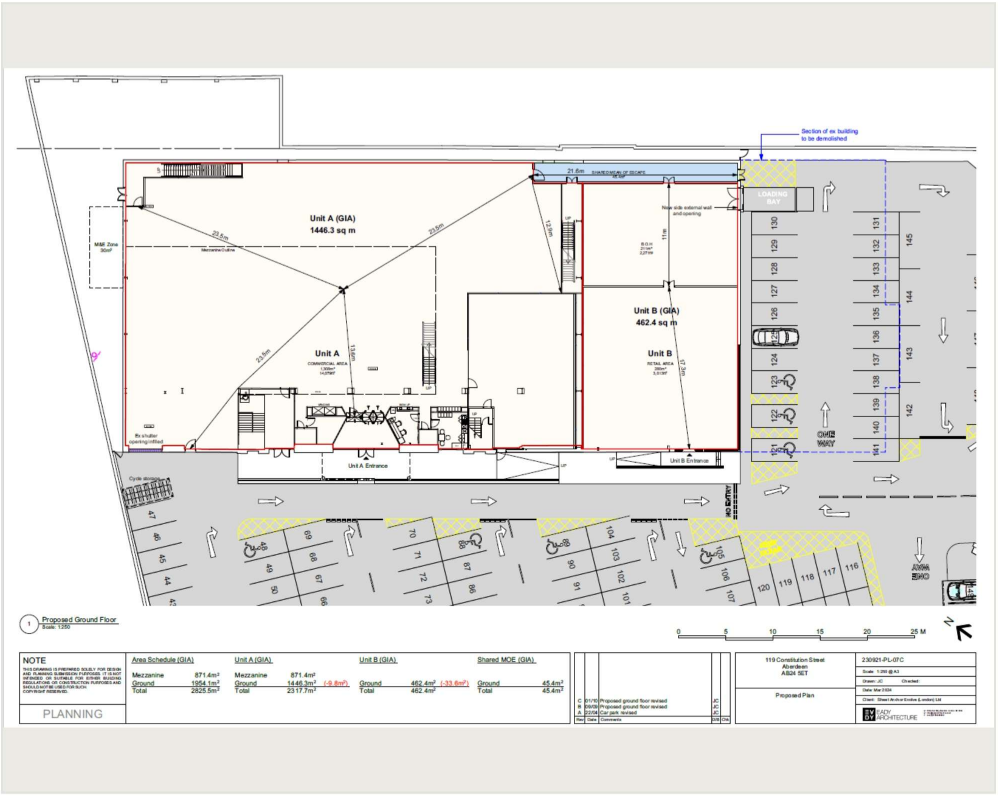


FURTHER INFORMATION

AGREEMENT FOR LEASE	Conditional AFL and Lease with **JD Sports Gyms Limited** (t/a JD Gyms) for Unit A: 15-year FRI lease, £225,000 pa inclusive of service charge, 12 months' rent-free, tenant break at year 10 (6 months' notice), rent reviewed upwards-only. Conditional on completion of the development and the Access Conditions. Unit B to be developed as a second, separate unit – currently unlet.
ACCOMMODATION	Target GIA on completion: **Unit A (JD Gyms)** – Ground 15,649 sq ft (1,454.0 sqm), Mezzanine 6,519 sq ft (605.7 sqm), Total 22,168 sq ft (2,059.7 sqm) **Unit B (To Let)** – Ground 4,978 sq ft (462.4 sqm) - **Combined Total 27,146 sq ft (2,522.1 sqm)**
PROPOSAL	Offers in excess of £700,000 are invited for our client's heritable interest in the site, sold subject to and with the benefit of the conditional AFL with JD Gyms on Unit A. The purchaser will be responsible for carrying out the development to bring both units into being.
RATING	To be assessed by the Scottish Assessor's Association following completion of the development. Rateable Value to be confirmed.
PLANNING	The premises benefit from Class 11 & 1A consent.
EPC	Will be done on completion of development, with an expected rating of A.
VAT	VAT treatment on the sale price to be confirmed.
LEGAL COSTS	Each party responsible for their own legal and professional costs. The purchaser will be responsible for LBTT, registration dues and any VAT payable thereon.
ANTI-MONEY LAUNDERING	To comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents, requested at the relevant time.

LOCATION PLAN





VIEWING

Strictly by appointment through the sole agents.



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