



Haudagain Retail Park, Great Northern Road, Aberdeen, AB24 2BQ

Office / Retail To Let, Aberdeen

Summary

Tenure	To Let
Available Size	1,990 sq ft / 184.88 sq m
Rent	Rent on application
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Established 4 Unit Development with 2 Drive Thru's
- High Volumes of Passing Traffic
- Ground Floor Drive Thru Unit
- Well Presented
- Tenants: KFC, American Golf, Pets Care
- Massive Catchment Area
- 1,990sq ft
- Rent on Application

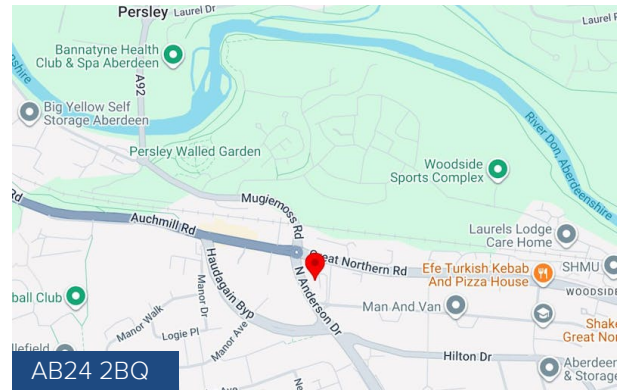
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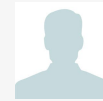
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Description

The property comprises a modern ground floor drive-thru unit extending to approximately 184.88 sq m (1,990 sq ft), forming part of the established Haudagain Retail Park on Great Northern Road in Aberdeen. The scheme occupies a highly prominent position at the junction of the A90 and A96, benefitting from exceptional visibility and heavy passing traffic volumes. Nearby occupiers include KFC, American Golf and Pets Care. The unit is well presented and arranged to provide customer seating, extensive kitchen facilities, staff and customer WCs, office space and enclosed bin stores. The property is available to let on a new full repairing and insuring lease, with rent available on application.



Viewing & Further Information



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TSA Property Consultants

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- 1,990sq ft
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LOCATION

The development is situated at the intersection of the A90 and A96 the city's two main trunk roads, at the Haudagain roundabout. The profile is first class with access from both Great Northern Road and Clifton Road. The A90 links Aberdeen with Edinburgh and Glasgow and the A96 links Aberdeen with Inverness, passing Aberdeen International Airport and P & J Live, Aberdeen's Conference and Exhibition Centre.

Aberdeen is one of the most prosperous business focused cities in the UK. Its status as a global centre of excellence in the energy industry has been established for over 40 years with other industries also present, giving diversity to the local economy. Some facts and figures about the city are highlighted below:

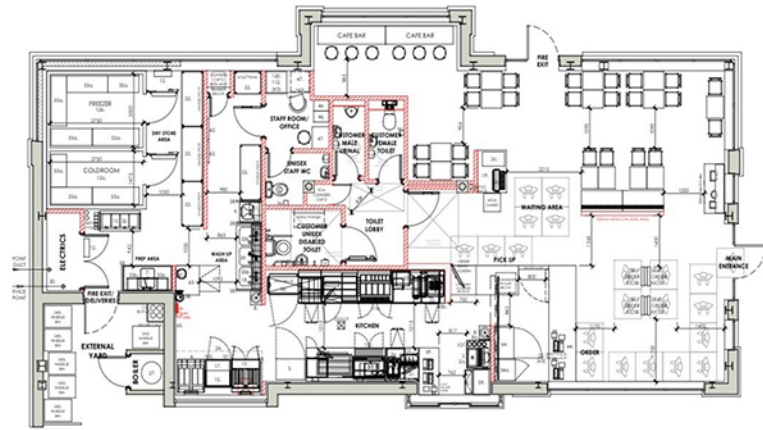
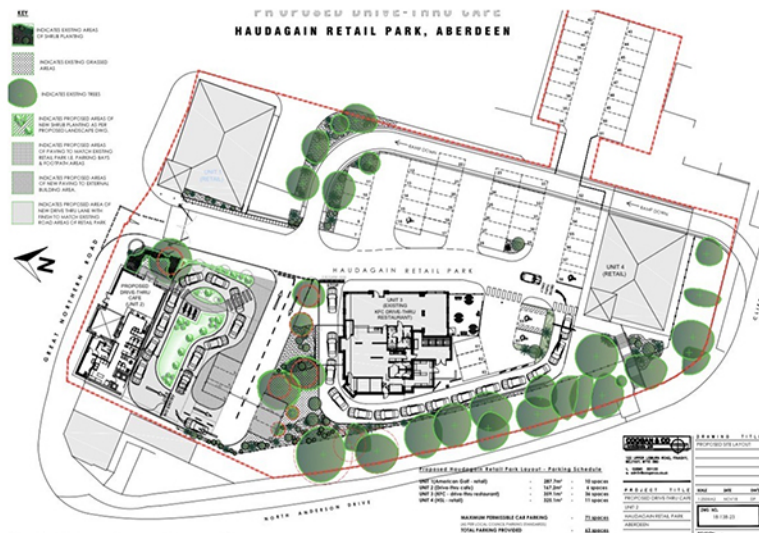
The population is approximately 225,000 making it the third largest city in Scotland- The regional catchment population is 500,000 and is forecast to grow in the next 20 years.

It is the administrative centre for the North East of Scotland and home to the HQs of Aberdeen and Aberdeenshire Councils.

The city has two highly regarded universities – the University of Aberdeen and Robert Gordon's University. Aberdeen City and Shire has a combined GDP of £12.34 billion

PROPERTY

The property comprises a modern built drive thru unit formed over ground floor with main seating area, extensive kitchen, staff and customer facilities and office space. The unit also benefits from enclosed bin stores.



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AREA
184.88sqm (1,990sq ft)

NAV/RV
£89,000

RENT
The property is available on a new full repairing and insuring head lease, rent on request

V.A.T.
The property is elected for V.A.T.

LEGAL
Each party shall bear their own legal costs incurred in the transaction



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Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.