

TO LET

TAKEAWAY / RETAIL PREMISES

Prominent location in established
Bridge of Don retail development

Size – 245.82 SQM (2,646 SQFT)

Rental - £29,000 per annum



WHAT 3 WORDS



UNIT 6, JESMOND DRIVE, BRIDGE OF DON, ABERDEEN, AB22 8UR

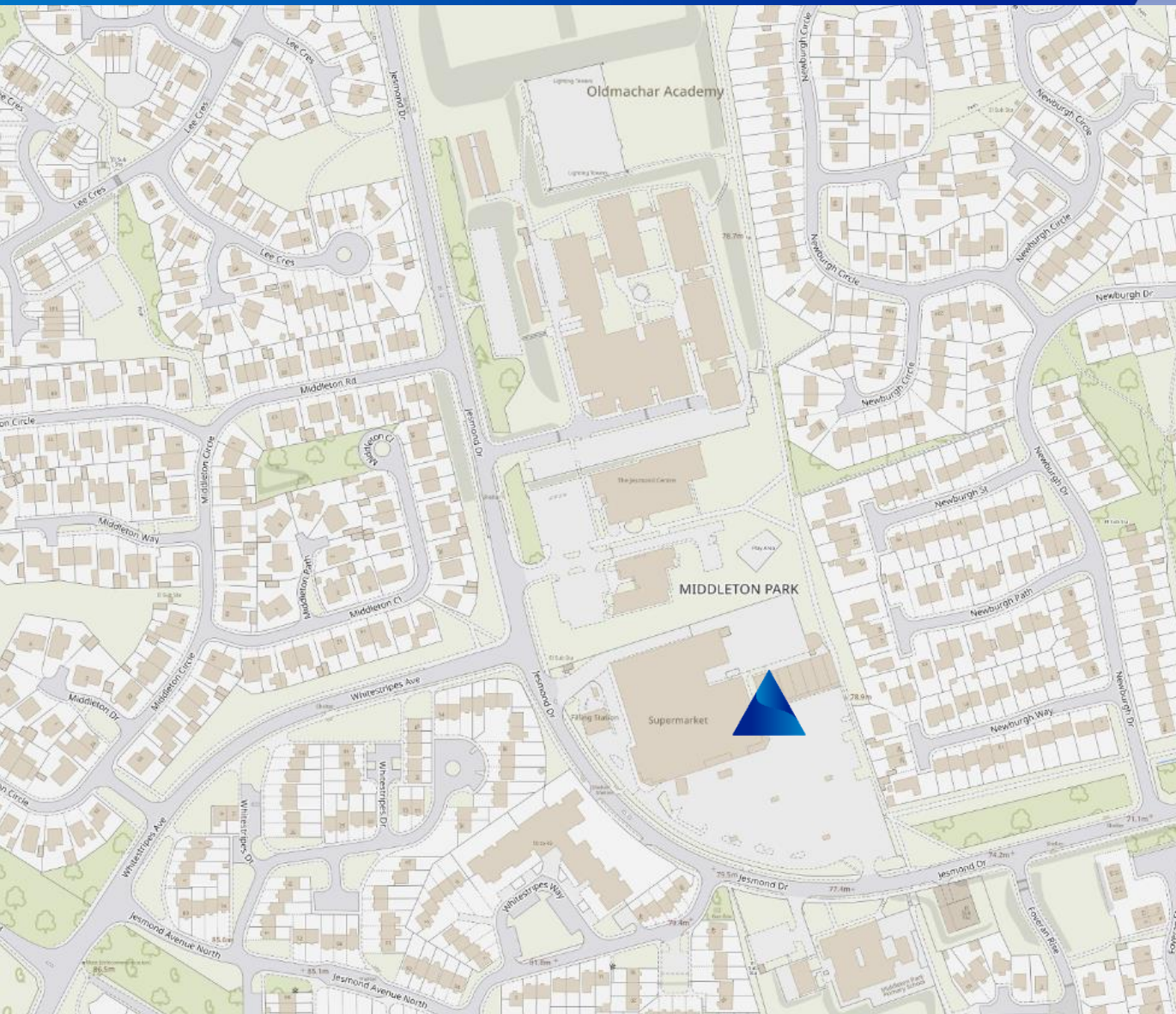
CONTACT: Melanie Grant | melanie.grant@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

UNIT 6, JESMOND DRIVE, BRIDGE OF DON,
ABERDEEN, AB22 8UR



The subjects are located on Jesmond Drive in Bridge of Don, which is a popular suburb to the north of Aberdeen city centre. The property is well located within a high-density residential area, and benefits from rapid access to local and national road networks.

More specifically the subject form part of a retail parade, where a mix of usage is present. Other occupiers include Greggs, Dominos, Ladbrokes and Barnardo's. The remainder of the development is occupied by Asda.



FIND ON GOOGLE MAPS



Description

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The subjects occupy an end-terraced unit with the retail parade, which features a glazed display frontage, and fascia above for signage. The subjects are accessed via a recessed doorway.

Internally, the subjects provide open plan accommodation which has recently been refurbished to present in white box specification. W.C facilities are situated within the property, and further storage and staff area located to the rear. Heating to the premises is by way of wall mounted electric heaters.

The unit features existing services from prior hot food operations which allows for continued use as takeaway business venture.

Car Parking

The overall development benefits from ample customer parking.

Accommodation

	m ²	ft ²
Total	245.82	2,646

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



Rental

Passing Rent: £29,000 Per Annum.

Lease Terms

The subjects are held on a Full Repairing and Insuring lease expiring 30th March 2029. Therefore, the premises is available on the basis of a sub-lease or assignment.

Further details are available on request.

Rateable Value

The property is currently entered into the valuation roll for the value of £24,000.

Energy Performance Certificate

The subjects currently have an EPC rating of 'G'.

Further information and a recommendations report are available to seriously interested parties upon request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

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

Get in Touch

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



Melanie Grant

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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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