

LEASE FOR SALE



DRIVE THRU OPPORTUNITY

Prominent Location

Situated on Main Arterial Route in the City

Passing Rental - £70,000 per annum

Lease Expiry – 26th July 2039

Size – 167.2 SQM (1,800 SQFT)



WHAT 3 WORDS

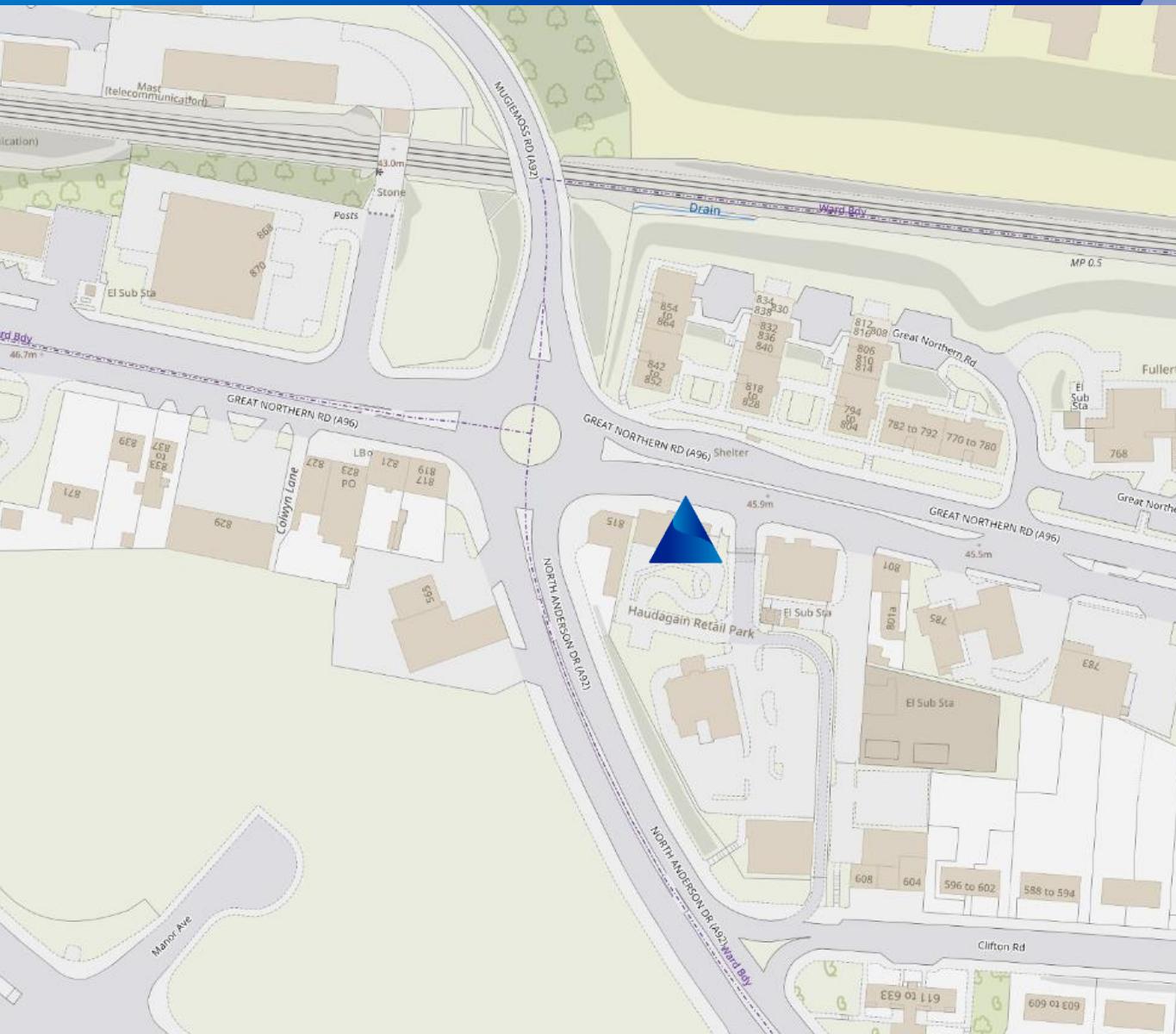
UNIT 4, HAUDAGAIN RETAIL PARK, GREAT NORTHERN ROAD,
ABERDEEN, AB24 2BQ

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Location / Description

UNIT 4, HAUDAGAIN RETAIL PARK, GREAT
NORTHERN ROAD, ABERDEEN, AB24 2BQ



Drive Thru Opportunity

FIND ON GOOGLE MAPS

Location

The subject premises are located within Haudagain Retail Park, a prominent retail development situated at the Haudagain roundabout where the main arterial routes of the A90 and A96 trunk roads meet. The location is easily accessible from all parts of the City and occupiers within the locale include American Golf, KFC, Pizza Hut, Majestic Wine and Farmfoods.

Description

The opportunity comprises of a detached property with main road frontage and associated drive thru facilities. The premises can be accessed from the retail development or from a secondary entrance from Great Northern Road. There is additional car parking within the retail development for customer use.

The unit underwent a significant redevelopment and upgrade in late 2020/early 2021 to create a standalone drive thru unit and consequently provides for modern accommodation with the benefit of extensive glazing.

Internally, the unit has undergone substantial investment resulting in a high quality, well-designed and spacious interior. The accommodation provides for a seating area, serving area, kitchen, preparation area and staff and customer facilities.



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The Detail

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Accommodation

	m ²	ft ²
Ground Floor	167.2	1,800

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

Lease Terms and Rental

The subjects are held on a Full Repairing and Insuring lease subject to service charge expiring 26th July 2039 at a passing rental of £70,000 per annum. The rental is subject to an upward only rent review as at July 2024 and 5 yearly thereafter.

There is a provision within the lease for a tenant only break option as at 26th July 2029 upon providing 6 months prior written notice.

It is our client's intention to assign their leasehold interest in the premises.

Planning

The premises obtained change of use for Café/Restaurant use (Class 3 Food and Drink) with further

information available at:

<https://publicaccess.aberdeencity.gov.uk/onlineapplications/applicationDetails.do?activeTab=documents&keyVal=PSBOHZBZGGU00>

Rateable Value

The subjects are currently entered into the draft 2026 Valuation Roll at a Rateable Value of £89,000..

An incoming occupier would have the opportunity to appeal this rateable value.

Energy Performance Certificate

Further information and a recommendation report is available to seriously interested parties on request.

VAT

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

Legal Costs

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for the cost of obtaining landlord's consent, any LBTT, registration dues etc.

Get in Touch

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



Mark McQueen

mark.mcqueen@shepherd.co.uk

Shepherd Chartered Surveyors

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t: 01224 202800



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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