



**FOR SALE /  
TO LET**

**REDEVELOPMENT  
OPPORTUNITY**

Site area : circa 1.15 acres

Planning in place for the  
construction of a whisky distillery,  
shop & visitor area

Suitable for yard accommodation  
subject to building being  
demolished

Rental/price : upon application



WHAT 3 WORDS

**FORMER FACTORY, GREYHOPE ROAD, ABERDEEN, AB11 9RD**

**CONTACT: James Morrison james.morrison@shepherd.co.uk | 01224 202800 | shepherd.co.uk**





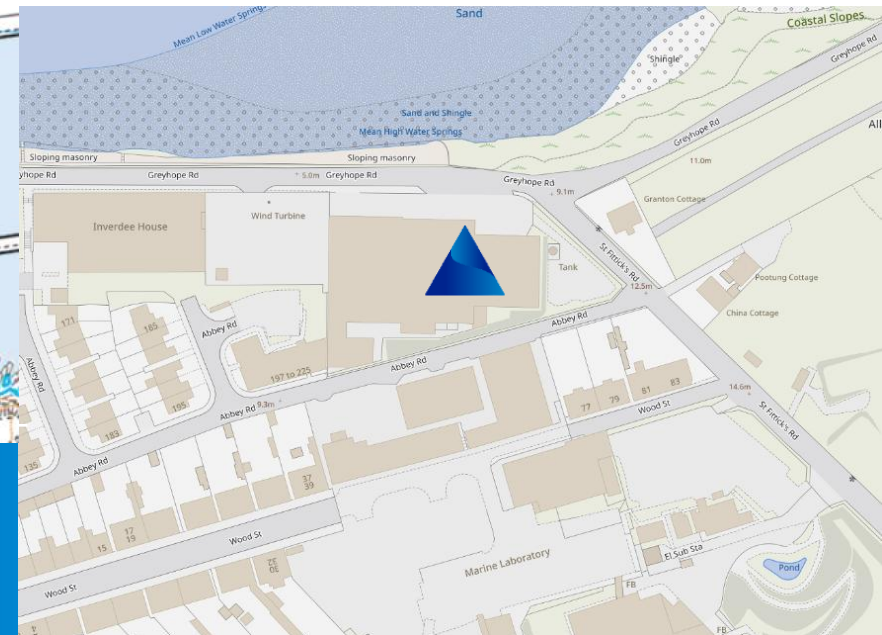
# Location

FORMER FACTORY, GREYHOPE ROAD,  
ABERDEEN, AB11 9RD

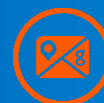


The property is located within the Altens Industrial Estate which is one of Aberdeen's main industrial locations and is located approximately 2 miles south of Aberdeen City Centre. The location benefits from being in close proximity to the A90 and the AWPR and as such provides rapid access to the main road network.

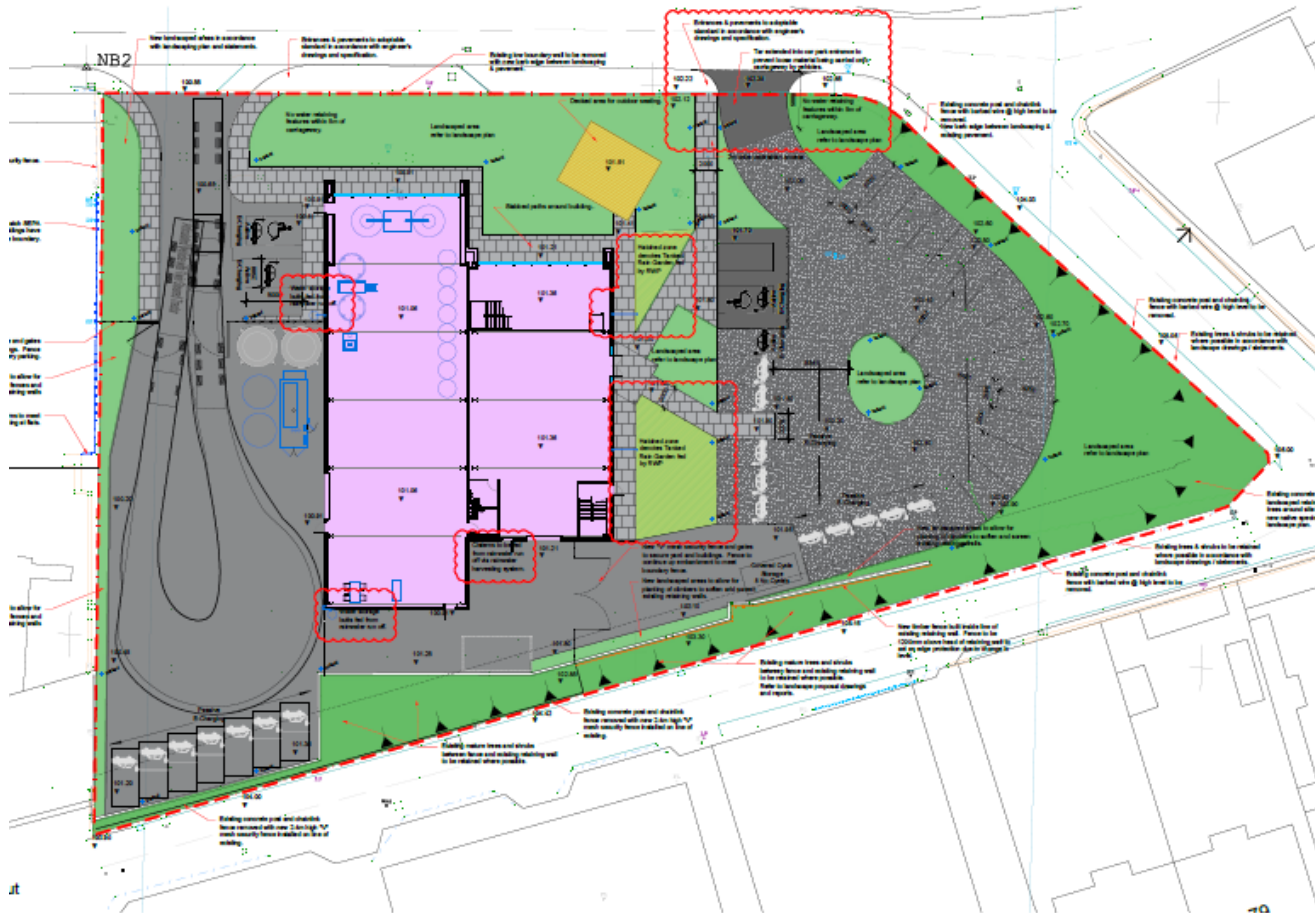
Surrounding commercial occupiers include Wood, Mercedes Benz Trucks, William Wilson and Odfjell Drilling.



Warehouse with offices and secure yard



FIND ON GOOGLE MAPS



The site has had planning consent for the erection of mixed use development for two adjoining buildings as a whisky distillery with associated shop, visitor experience area, café / restaurant / licensed premises, along with storage, parking, landscaping and infrastructure.

Full planning documentation can be found on the Aberdeen City Council Planning website using reference: 240280/DPP or [clicking here](#)

The proposed site plan can be found opposite.

In addition to this planning, the site previously had consent granted, subject to a legal agreement, for a mixed use development incorporating 69 flatted units and commercial units on the ground floor in 2012.

The historic planning documentation for this previous consent can be found using reference 110312 or [clicking here](#)



## Description

The unit comprises of a former factory which is laid out to provide workshop and office accommodation within a variety of buildings of various constructions.

## Site area

The site has been measured using online mapping software and measures approx. 1.15 acres.

## Rental / Price

Upon application

## Lease Terms

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

## Entry

Immediately upon completion of legal formalities.

## Rateable Value

It is anticipated that the building will be demolished however the total current Rateable Value of all elements is £86,350. A breakdown can be provided upon request.

## Energy Performance Certificate

We have been advised due to the application for demolition and current planning application that the property is exempt from an EPC.

## VAT

All figures quoted are exclusive of Value Added Tax.

## Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant liable for LBTT and registration dues in the normal manner.

## Offers & Viewings

All offers should be submitted in writing to the agent who will also make arrangements to view on a strictly by appointment basis.

## Get in Touch

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



**James Morrison**

[james.morrison@shepherd.co.uk](mailto:james.morrison@shepherd.co.uk)

### Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

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.

[shepherd.co.uk](http://shepherd.co.uk)