

TO LET

**PROMINENT RETAIL UNIT
WITH POTENTIAL FOR
CLASS 3/SUI GENERIS CONSENT**

**9 GREENFERN ROAD
MASTRICK
AB16 6JR**

LOCATION

The property is situated within the Mastrick area of Aberdeen, with this location being the main retail area serving the residential population. The property is immediately adjacent to Spar, with other occupiers in the vicinity including William Hill, Boots, Indigo Sun and a number of local traders.

ACCOMMODATION

The property offers accommodation over the ground floor only, and from our measured inspection we would confirm that it extends to the following areas and dimensions:

Gross Frontage: 17' 3" (5.25 m)
Net Frontage: 15' 5" (4.7 m)
NIA: 694 ft² (64.47 m²)

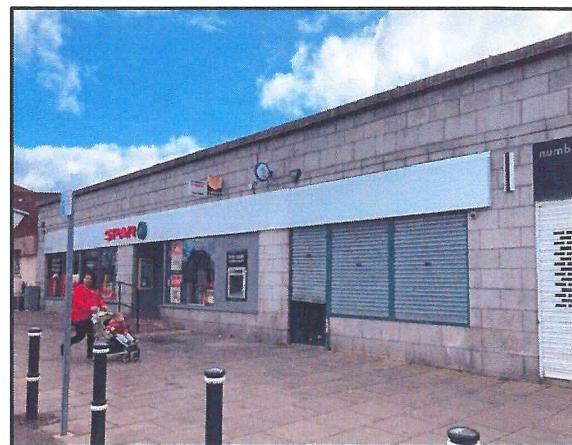
LEASE TERMS

The property is offered to the market on the basis of a new full repairing and insuring lease for a period to be agreed, incorporating regular upward only rent reviews.

RENT

Rental offers in excess of £10,000 per annum exclusive are invited.

The property currently benefits from Class 1 consent however we are of the view that subject to securing the necessary consents the property would be suitable for Class 3/Sui Generis use.

**ENERGY PERFORMANCE CERTIFICATE**

An EPC has been instructed and further details are available upon request.

RATING

The property will require to be re-assessed.

VAT

All terms are quoted net of VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt, the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable.

ENTRY

Upon completion of legal formalities.

MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

VIEWING/FURTHER INFORMATION

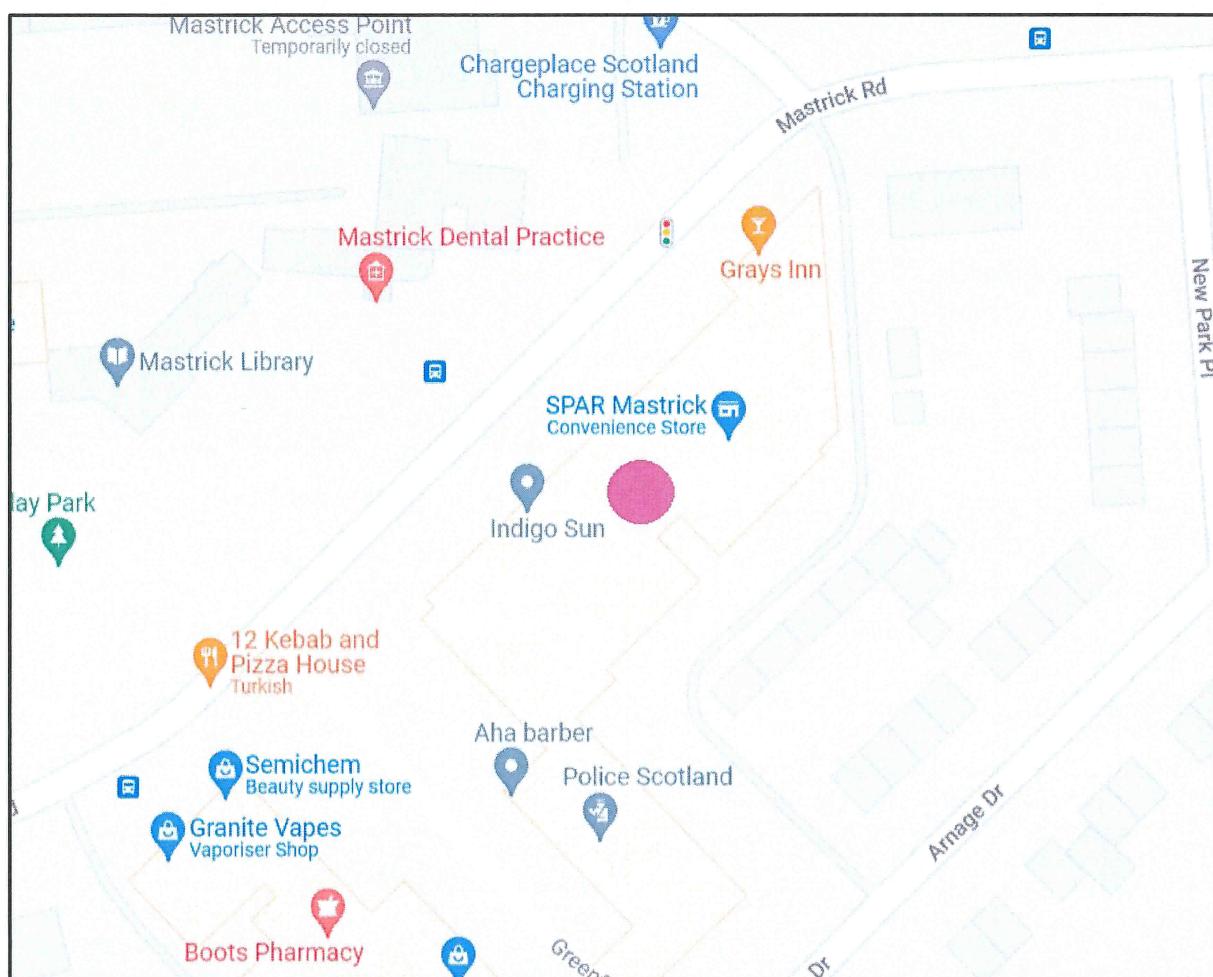
Arrangements to view are to be made strictly through the sole agents;

Contact: Gavin Anderson

Tel: 0141 221 6161

Email: gavin@wbf.co.uk

LOCATION PLAN



Details published 24th August 2022

The information contained within these particulars has been checked, and unless otherwise stated, is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outwith our control.

Whitelaw Baikie Figes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract.
- ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so.
- iii) no person in the employment of Whitelaw Baikie Figes has any authority to give any representation or warranty whatsoever in relation to this property.
- iv) all prices, rents and premiums quoted are exclusive of VAT at the current rate.
- v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy.