



PROMINENT RETAIL
UNIT

FLEXIBLE LAYOUT
PLANS AVAILABLE

GENEROUS CAR
PARKING

SUITABLE FOR A
VARIETY OF USES



TO LET
389 North Deeside Road

Cults, Aberdeen, AB15 9SX | 232.48 sq.m (2,502 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

The property is located on the south side of North Deeside Road and lies approximately 3.7 miles west of Aberdeen City Centre. Nearby occupiers include Tesco Express, Costa, Sainsburys Local, Broomhill Nursery and Cults Pharmacy.

DESCRIPTION

The subjects form part of a semi-detached granite building over two storeys, basement and attic with a two-story extension to the rear.

OPPORTUNITY

The property is available in whole or part and would be suitable for a range of uses.

Ground Floor & Basement

- Spacious ground floor with excellent street-level access.
- Flexible basement area, ideal for additional storage.

First & Second Floor

- New access to be created from North Deeside Road.
- Flexible layout plans, considered suitable for a range of uses including leisure.

FLOOR AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate net internal areas calculated.

Basement	64.42 sq.m	693 sq.ft
Ground Floor	111.50 sq.m	1200 sq.ft
First Floor	39.46 sq.m	425 sq.ft
Second Floor	17.10 sq.m	184 sq.ft
Total	232.48sq.m	2502 sq.ft

PARKING

The property benefits from private car parking spaces.

RENT

On application.

RATEABLE VALUE

£28,500 with effect from 1 April 2023.

RATES DETAIL

The property, if divided, may qualify for relief under various available schemes. Prospective tenants are advised to verify all rating information directly with the Local Authority. Any incoming tenant will have the right to appeal the Rateable Value.



VAT

All rents quoted are exclusive of VAT which will be applicable.

EPC

C 41 - a copy of the EPC certificate and recommendations report is available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred any the transaction. The ingoing tenant will be responsible for any LBTT and registration dues applicable.

ENTRY

By agreement upon conclusion of all legalities.

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

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