

TO LET
MAY SELL

First floor space
ALL USES CONSIDERED

4,459 sq.ft
First Floor

Local business opportunities available

POTENTIAL TO SPLIT

M

7A & 10A GREENFERN PLACE

///hint.glad.noble
Mastrick, Aberdeen
AB16 6JR

Local Occupiers Include

Boots · indigosun · Premier · William HILL · SPAR

7A & 10A GREENFERN PLACE







DESCRIPTION
Greenfern Place Shopping Centre serves a broad residential catchment and benefits from a good level of footfall, generous on-site parking, and a well-balanced mix of national and local occupiers including Boots, William Hill, Indigo Sun, Spar and JG Ross.

The surrounding area is predominantly residential, comprising a mix of private and local authority housing. The wider locality includes employment hubs, schools, and other community facilities, with good public transport links serving the area.

AREA
4,459 sq.ft (414.2 sq.m)

RENT
£25,000 per annum + VAT

RATEABLE VALUE
£20,750 per annum + VAT

INSURANCE
£1,339.53 per annum + VAT

SERVICE CHARGE
£2,458 per annum + VAT

SERVICES
All mains services are available.

ENERGY PERFORMANCE
Further information available upon request.

LEGAL COSTS
Each party is responsible for their own legal costs in connection with the granting of a lease.

AML
To satisfy HMRC and RICS guidance, we are required to carry out AML diligence on a tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification where necessary 'Know Your Client' identity checks will be carried out to satisfy AML requirements when Heads of Terms are agreed.

Over **500k** Catchment Population
within a 20 minute drive time

30,563 sq.ft
Total development

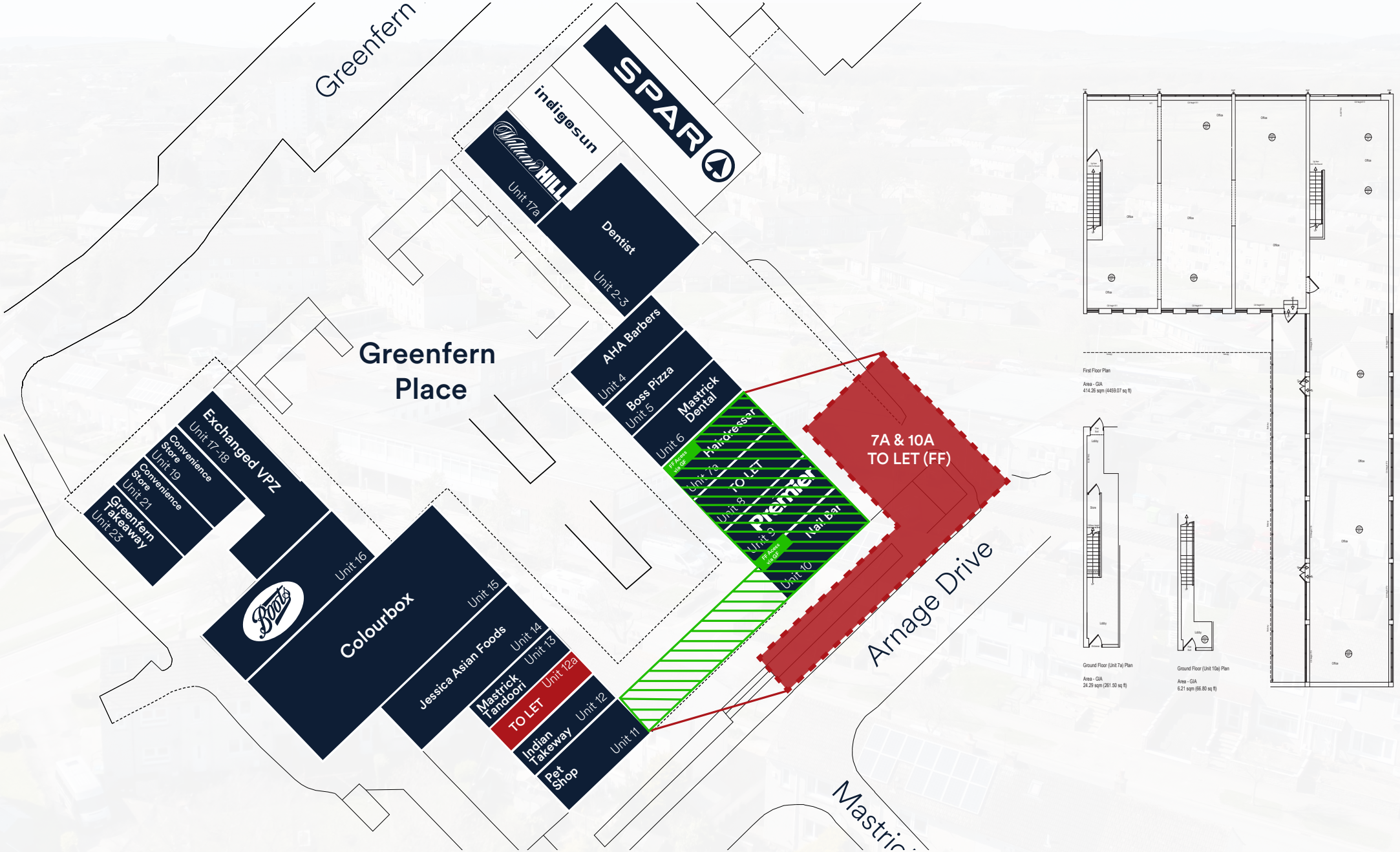
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What Three Words

22
Retail units on site

c.30
Parking Spaces

7A & 10A GREENFERN PLACE

Site Plan





LOCATION

Located in the heart of Mastrick, a well-established residential suburb to the north-west of Aberdeen city centre, this neighbourhood retail parade offers an excellent opportunity to secure space within a popular and accessible local centre.

Aberdeen is Scotland's third largest city and is widely regarded as the energy capital of Europe. It is home to two universities, a major international port, and an airport with regular domestic and international flights. With a resident population of around 200,000 and a wider regional catchment of over 500,000.



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M® Core
LCP UK



Alister Gibson
01384 400123
07741 192437
AGibson@lcpproperties.co.uk



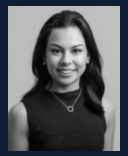
George Kearney
01384 400123
07714 679202
GKearney@lcpproperties.co.uk

Viewing
Strictly via prior appointment with the appointed agents:

FG Burnett



Lisa Cowie
07597 581 619
lisa.cowie@fgburnett.co.uk



Sophie Evans
07591 836 657
sophie.evans@fgburnett.co.uk

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