



FG[®] Burnett

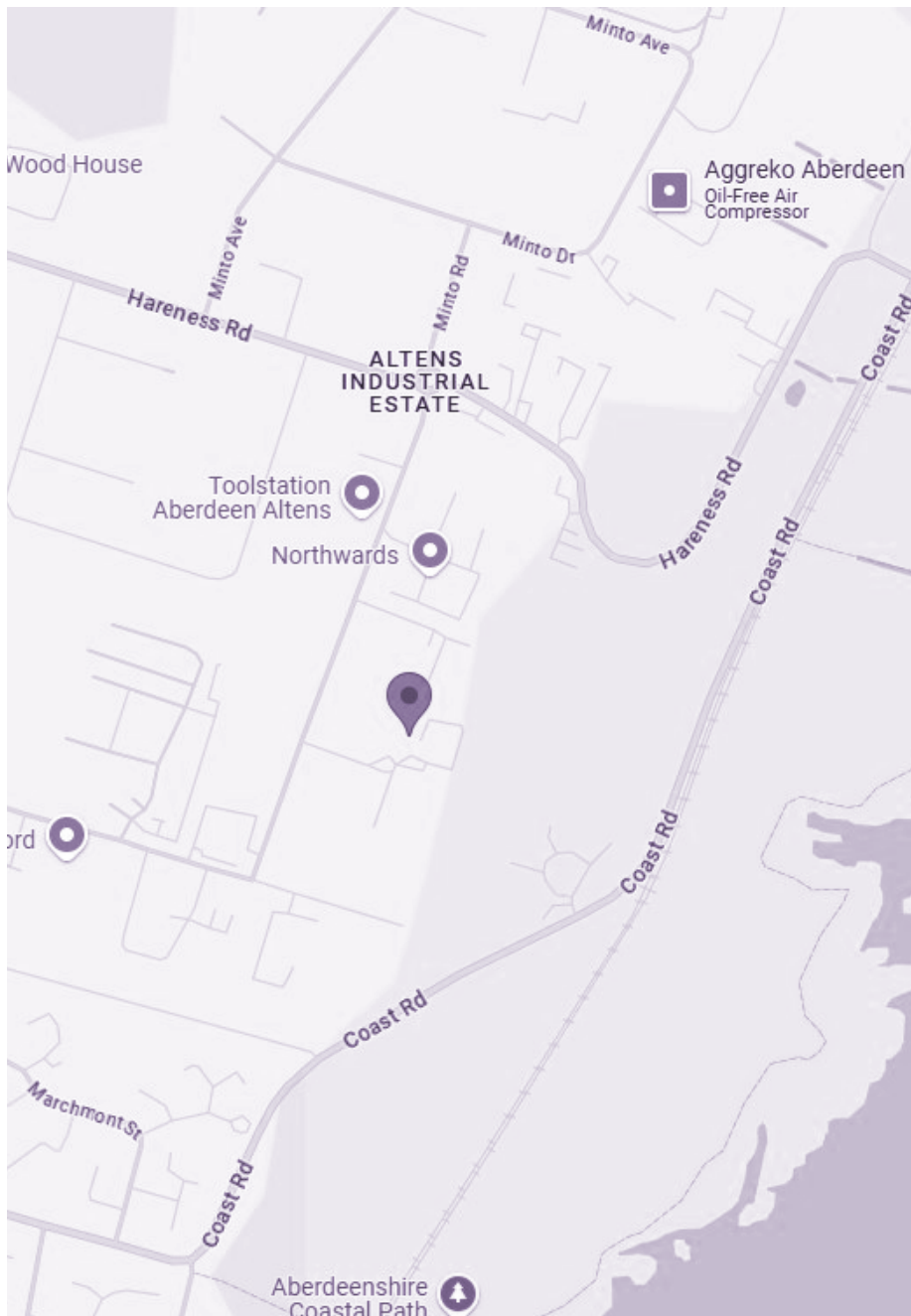
For Sale / To Let

Blackness Avenue, Altens

Aberdeen, AB12 3PG

8,074 sq.m | 1.99 Acres

- Storage Yard / Development Land
- Prime Industrial Development Site
- Suitable for a variety of uses



Location

The subject site is located approximately 3 miles south of Aberdeen within the Altens Industrial Estate, Aberdeen's premier industrial location. Aberdeen harbour is less than 2 miles north and the site benefits from excellent access onto the Aberdeen Western Peripheral Route (AWPR). The site is also located in the new Energy Transition Zone (www.etzlimited.com). Occupiers in close proximity include; Shell, Weatherford, Wood Group, Maersk, Odfjell & Scania.

Description

The subjects consist of a brownfield site which would be suitable for open storage or potential redevelopment, subject to obtaining the necessary planning consents.

Site Area

We understand the site extends to approximately 1.99 Acres / 0.81 Hectares.

Ground Lease

The site as a whole is held on two separate ground leases;

Ground lease 1 is held on a 99 year and 58 day lease from 1st April 1981 and expiring in 2080. The present rent is £23,565 per annum. The site itself totals 0.79 acres. Rent reviews are 5 yearly and the next rent review is in May 2026.

Ground lease 2 is held on a 99 year and 61 day lease from 28th March 1983 so expiring in 2082. The present rent is £35,750 per annum. The site itself totals 1.284 acres. Rent reviews are 5 yearly and the next rent review is in November 2027.

N.B. Any transactions will require the head Landlords consent.



Price

Our client is willing to listen to offers for their ground leasehold interest in the site.

Rent

Upon application.

Lease Terms

Any medium to long term lease will be considered.

Rateable Value

The Valuation Roll shows a Rateable Value of £40,000 effective from 1st April 2026.

Rates Detail

Any incoming occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

Viewings & Offers

All offers should be submitted in writing to the joint agents.

Jonathan Nesbitt

t: 01224 597 531

e: jonathan.nesbitt@fgburnett.co.uk

Paul Richardson

t: 01224 588 866

e: paul.richardson@ryden.co.uk

Services

We understand that the site will be served by mains electricity, gas and water, with drainage assumed to be to the main sewer. The previous buildings on the site have recently been demolished.

VAT

VAT will be payable in addition to the sale price on monies due under a lease of the premises.

Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration Dues.

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

Hollie Stevenson

t: 01224 597 533

e: hollie.stevenson@fgburnett.co.uk