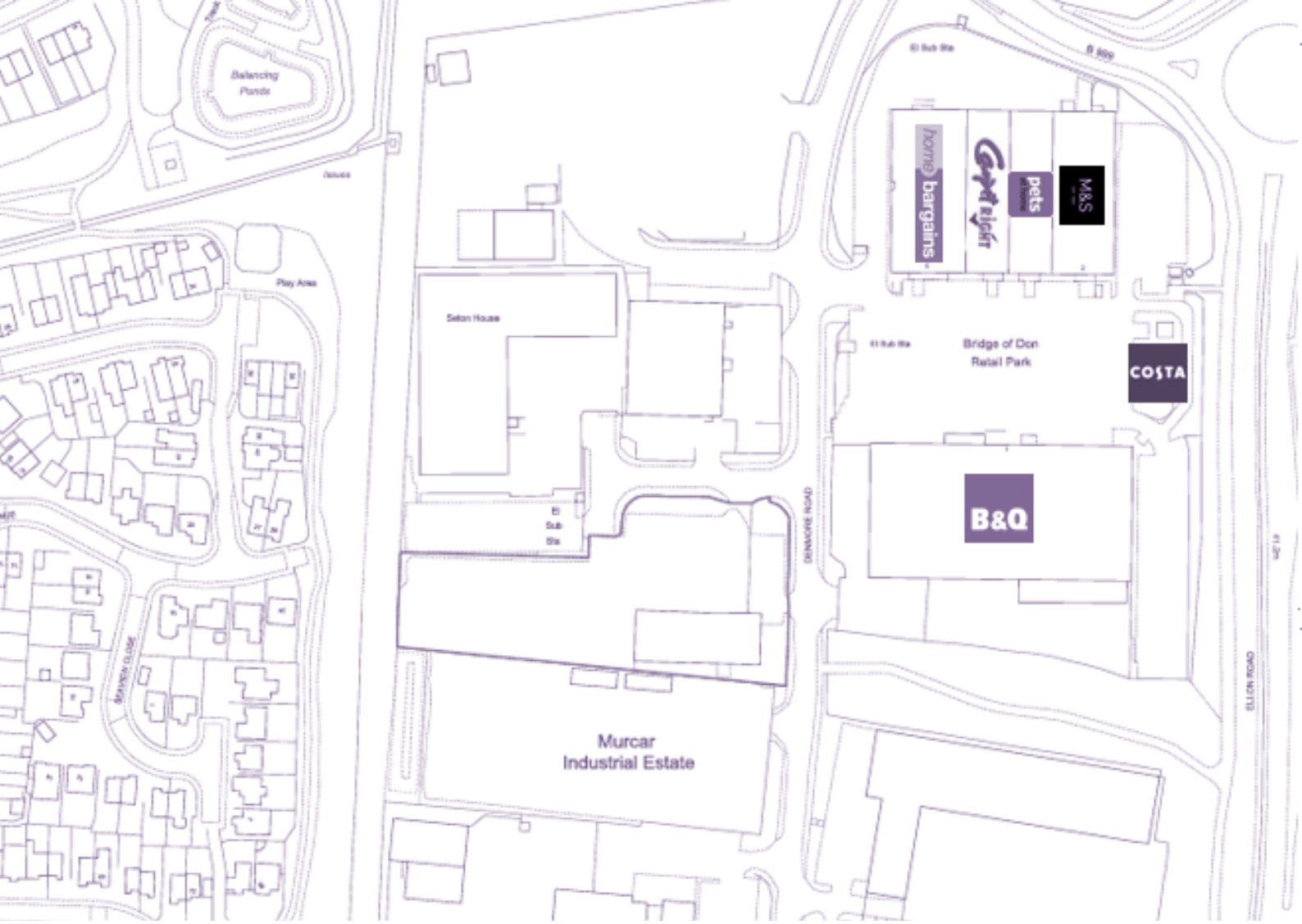


FG Burnett

For Sale

Site at Newton of Murcar

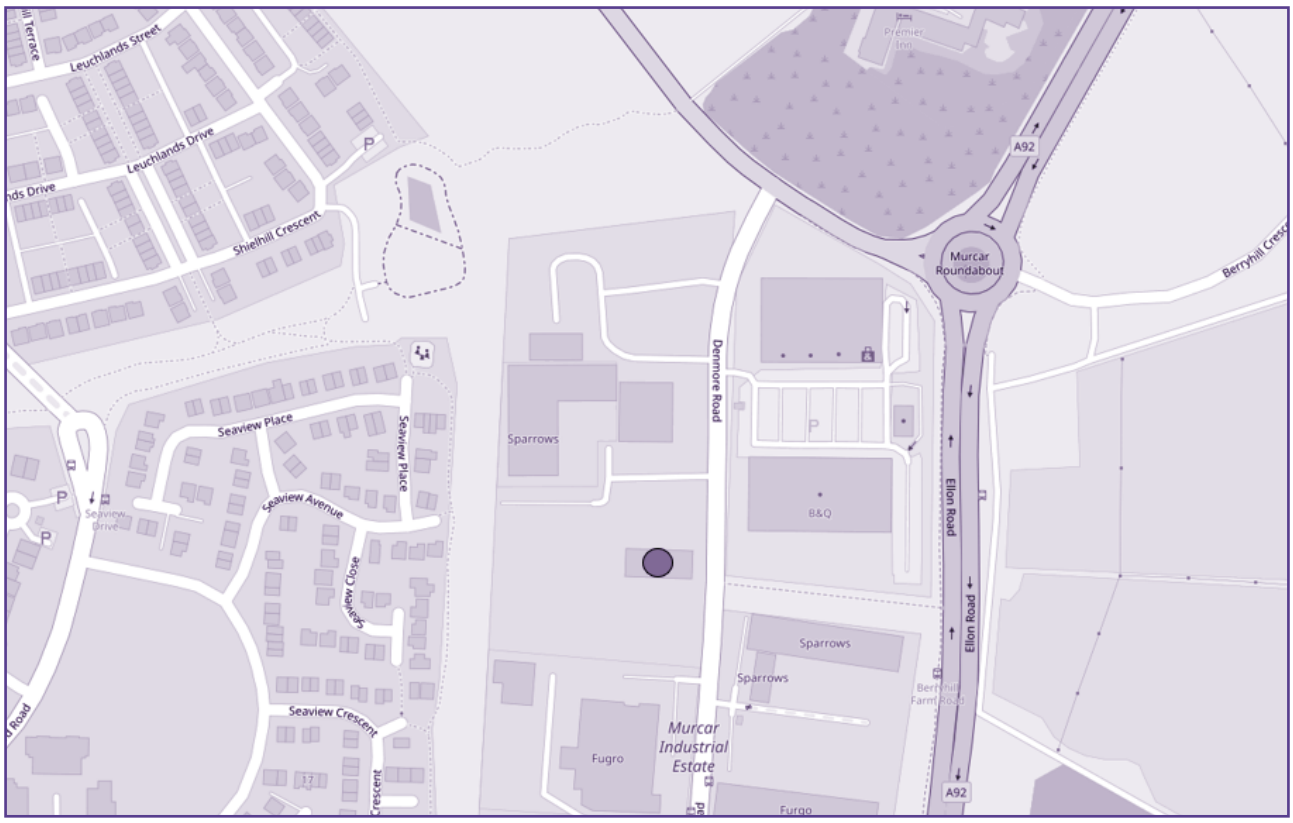
Denmore Road, Bridge of Don, Aberdeen

approx 0.57 ha | 1.41 acres

- Heritable (Freehold) Site
- Capable of a variety of uses (subject to planning)

All enquiries:
01224 572 661

fgburnett.co.uk



Location

The site is located at the northern end of Denmore Road, Bridge of Don, approx. 7 miles north of Aberdeen city centre, near the junction with the B999 and the Murcar Roundabout on the Ellon Road / A92, providing easy access to the trunk road network.

Denmore Road is characterised by industrial, trade counter / retail warehousing, with the site being immediately opposite the Denmore Road Retail Park, which is home to B&Q, M&S Foodhall, Home Bargains and Costa amongst others. The location is shown on the plan above which has been provided for indicative purposes only.

Description

The site is regularly shaped, albeit tapering to the westmost boundary, but providing good frontage to Denmore Road. The site has a mix of concrete surface to the front with part hardcore part concrete to the rear and currently houses a derelict industrial building which is capable of either redevelopment or demolition depending on the proposed use.

The site benefits from 3 points of access, one from Denmore Road, and two further on the access road to the industrial buildings adjacent. The site is therefore capable of being split into two, each element benefitting from its own exclusive access.

Due to the location of the site it is considered suitable for a wide range of commercial uses (subject to planning).

We understand the site benefits from mains gas, electricity and drainage to the public sewer.

Size

The site extends to approximately 0.57 ha (1.41 acres).

Price

On application and depending on the nature of the enquiry.

Rateable Value

The property is contained in the valuation roll as having a Rateable Value of £47,000.

Rates Details

Any ingoing 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**

Opportunity

The heritable (freehold) interest in the site is available for sale, either as a whole or in part.

VAT

VAT will be payable in addition to the purchase price.

Legal Costs

Each party will bear their own legal costs. The ingoing 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.

Entry

On conclusion of legal missives.









Viewings & Offers

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

Jonathan Nesbitt

t: 01224 597 531

e: jonathan.nesbitt@fgburnett.co.uk

Hollie Stevenson

t: 01224 597 533

e: hollie.stevenson@fgburnett.co.uk

fgburnett.co.uk

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