



FG Burnett

To Let

## Site 3C, Westpark Drive

Blackburn, AB21 0BU

188.57 sq.m | 2,030 sq.ft

- Located Within a Busy Starbucks-Led Site
- Modern Class 3 Premises
- Customer Parking
- Strong Passing Trade
- EV Charging Facilities Nearby

## Location

The property is prominently located at the Blackburn roundabout on the A96 trunk road, the principal route connecting Aberdeen and Inverness. The location offers excellent connectivity and immediate access to:-

- Aberdeen Airport
- The AWPR, providing excellent links north and south of the city

Blackburn is a prosperous commuter settlement located approximately 9 miles north-west of Aberdeen city centre and 8 miles from the popular market town of Inverurie.

The property forms part of the established Westpark Business Park and nearby occupiers include Starbucks.





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## Description

The property comprises a modern single-storey steel framed building currently used as a fish & chip restaurant/take-away. Built in c. 2022, the building sits within the Westpark Business Park which includes Starbucks and allows for future development.

The property is currently operated as a fish & chip restaurant/take-away and is arranged over ground floor with an open plan seating area, servery and rear prep areas. The unit benefits from 13 dedicated car parking spaces.

There is EV charging points within the Business Park.

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## Accommodation (GIA)

Ground Floor      188.57 sq.m      (2,030 sq ft)

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## Lease Terms

The property is currently let on a Full Repairing and Insuring lease effective from 06 June 2022 with a current passing rent of £40,000 pa excl. VAT.

The premises are held on a 15-year Full Repairing and Insuring lease from 06 June 2022, expiring 05 June 2037. Rent Reviews 5 yearly. A tenant will have the option to extend the lease for a further period of 10-years from 06 June 2037 to and including 05 June 2047.

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## Opportunity

Our client's preference is to assign their interest however, consideration would be given to sub-letting in whole. Existing fixtures and fittings are available by way of separate negotiation.





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## Rateable Value

The Rateable Value effective from 1 April 2023 is £51,000.

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## 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](http://www.saa.gov.uk)

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## EPC

A copy of the Energy Performance Certificate will be available from the marketing agent.

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## VAT

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

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## Viewings & Offers

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

### **Lisa Cowie**

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## 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.

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## 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.

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## Entry

On conclusion of legal missives.