

For Sale/To Let

FG Burnett

3 Newpark

Portlethen, Aberdeen, AB12 4RX

1.75 ha | 4.32 acres

— Development Land zoned for Storage / Distribution



Location

The site is to the immediate west of the A90 Aberdeen - Dundee dual carriageway and is immediately to the east of a new service road that has been constructed in connection with the Aberdeen Western Peripheral Route some 5 miles south of Aberdeen city centre.

The site sits adjacent to Aberdeen Gateway which comprises a mix of industrial and office units and where occupiers include Total, Hydrasun, National Oilwell Varco. Blackhills Quarry is located to the east of the site.

Development Potential

The site is designated in the Aberdeenshire Local Development Plan 2017 for lorry park use. This opportunity is afforded to a developer, lorry park operator or similar to enter into a long term lease or potential purchase of the site.

Site Area

Measured in accordance with the RICS Code of Measuring Practice (6th Edition) and approx. area calculated:

Total Site Area 1.75 ha 4.32 acres

Price

On application.

Rent

On application.

Rateable Value

The subjects will require to be assessed for rating purposes upon completion of a detailed planning application.

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

VAT

VAT is payable on the sale/lease.

Legal Costs

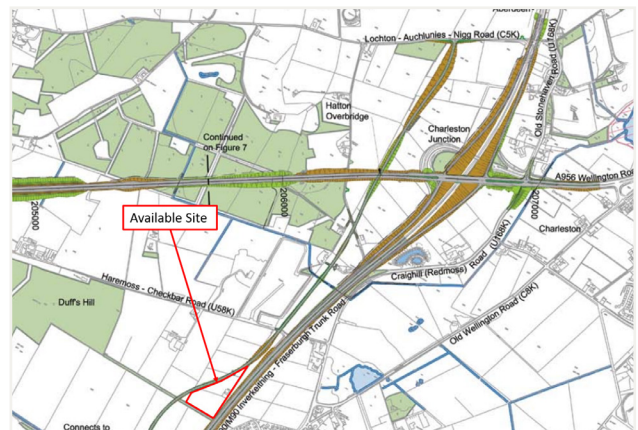
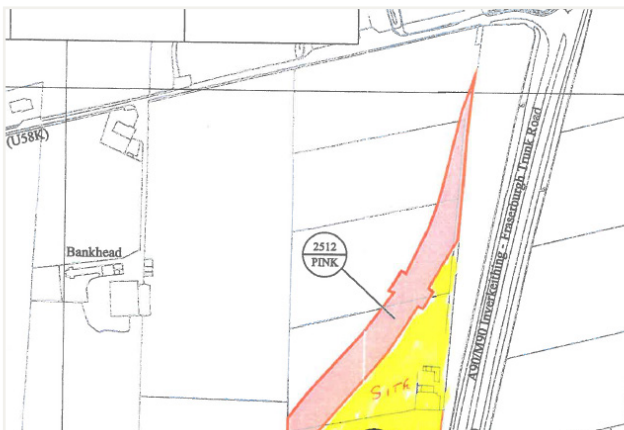
Each party will bear their own legal costs in terms of the transaction with the purchaser liable for LBTT and Registration Dues as applicable.

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.

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