



DEVELOPMENT OPPORTUNITY SUBJECT TO GROUND LEASE  
PROMINENT LOCATION - EXCELLENT TRANSPORT LINKS



FOR SALE  
Greenhole Park, Greenhole Place

Bridge of Don, Aberdeen, AB23 8EU | Site 7,616 sq.m (1.88 Acres)

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## DEVELOPMENT OPPORTUNITY SUBJECT TO GROUND LEASE PROMINENT LOCATION - EXCELLENT TRANSPORT LINKS

### LOCATION

The subjects are located off Greenhole Place and occupy a prominent corner location at the junction of the Parkway and Scotstown Road within the Bridge of Don area of Aberdeen. In addition to the excellent profile onto the Parkway, the subjects benefit from immediate access to the road network to the city centre and to the north. Surrounding commercial occupiers within the immediate location include GE Vetco Gray, Bilfinger, Yardbury and Batleys. The residential areas of Braehead and Middleton Park are located to the immediate west and north of the site.

### DESCRIPTION

The site is regular in shape and extends to 1.88 acres or thereby. The subject facility provides several commercial properties comprising offices, warehouse facility and a car showroom with forecourt.

### OPPORTUNITY

This high profile site offers potential for a number of uses. A purchaser could benefit from operating from one or more units on site while receiving income from the leased buildings. Alternatively, the site offers an excellent opportunity to develop for an alternative use subject to landlord's consent.

### PRICE

Offers are invited for our client's interest in the subjects.

### GROUND LEASE

The subjects are held by virtue of a ground lease until 19 March 2099.

The current passing rent is £54,000 pa subject to an outstanding rent review from March 2016.

### OCCUPATIONAL LEASES

There are currently two occupational leases in place over part of the site:-

Units	Tenant	Rent	Comments
1&2	Destiny Church	£1 pa	Expiry 03.03.20 Landlord to provide minimum of 30 days Notice to Quit.
4	PMAC	£40,000 pa £45,000 pa £50,000 pa	Expiry 17.03.21 From 18.03.19 From 18.03.20

### RATEABLE VALUE

Units 1 & 2	- £174,000
Unit 3	- £ 47,000
Unit 4	- £ 67,750
Car Parking Spaces	- £ 5,250

**PROPERTY DETAILS**

Rates Detail	Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available.
Service Charge	There is a modest service charge applicable for the common upkeep and maintenance of the development.
EPC	Unit 1 E, Unit 2 E+, Unit 3 G & Unit 4 G.
VAT	All figures quoted are exclusive of VAT at the prevailing rate.
Legal Costs	Each party will be responsible for their own legal costs incurred.
Entry	Upon conclusion of legal missives.

**Floor Areas**

The below floor areas have been calculated on a gross internal basis in accordance The RICS Code of Measuring Practice (Sixth Edition):-

Unit 1	531.59 sq.m	5,722 sq.ft
Unit 2	1,184.85 sq.m	12,754 sq.ft
Unit 3	316.51 sq.m	3,407 sq.ft
Unit 4	574.5 sq.m	6,184 sq.ft
<b>Total</b>	<b>2,607.45 sq.m</b>	<b>28,067 sq.ft</b>



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## VIEWING & OFFERS

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



### GRAEME NISBET

t. 01224 597532  
e. graeme.nisbet@fgburnett.co.uk

### LISA COWIE

t. 01224 597536  
e. lisa.cowie@fgburnett.co.uk



### MARK MCQUEEN

t. 01224 202828  
e. mark.mcqueen@shepherd.co.uk

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