

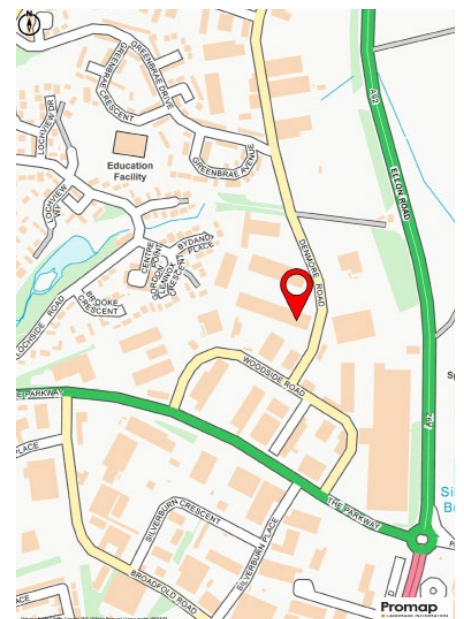
**TO LET**

INDUSTRIAL UNIT WITH RETAIL CLASS 1 (NON FOOD) CONSENT



Unit 2, Barrat Trading Estate, Denmore Road, Bridge of Don, Aberdeen, AB23 8JW

- Warehouse
- Approved for Class 1 (non-food) retail planning consent
- GIA 425.21 sq.m. (4,577 sq. ft.)
- Rent: £30,000 p.a.



## LOCATION

The property is located in Bridge of Don which is one of Aberdeen's principal industrial/retail warehouse areas and is situated some 3.5 miles to the north of Aberdeen City Centre. Entry into the estate is by Denmore Road and the nearest roundabout, which is Parkway Roundabout, is only 2 minutes' drive away. The A956 can be accessed using this roundabout which can lead south into the city centre or to the A92 which leads north.

## DESCRIPTION

The unit comprises a modern mid-terraced retail warehouse situated within a mixed use development on the west side of Denmore Road. Other occupiers include Screwfix, Ceiling 2 Floor and Tool Station. The property is of steel portal frame construction with cavity concrete block dado walls and insulated press steel cladding above. The floor is concrete. There is an exclusive concrete surfaced car parking area to the front. Mains electricity (3 phase supply) is installed. The eaves height is 6m. There are water and electric connections, meaning an office or trade counter could easily be added within the warehouse.

## ACCOMMODATION

The property provides the following accommodation and Gross Internal area (GIA):

ACCOMMODATION	SQ. M.	SQ. FT.
Industrial/Retail Warehouse	425.21	4,577

## RENT

£30,000 per annum exclusive.

## RATING

The property is entered in the current valuation roll as follows: Rateable



Value is £25,500. The uniform business rates for 2023/2024 is 49.8p in the £, therefore approximate rates payable is £12,699 per annum.

An incoming occupier will benefit from 100% rates relief in the first year, under Fresh Start Rates Relief.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have a current Energy Performance Certificate of B.

## VAT

All figures quoted are exclusive of Value Added Tax.

## LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner.

## VIEWING

To arrange a viewing or for further information, please contact the sole letting agents.

To arrange a viewing please contact:



**Euan Rolland**  
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07825 875303



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## IMPORTANT NOTICE

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