



Frogghall Terrace, Aberdeen AB24 3JP

- 1.67 Ha (4.14 Acres) approx.
- Available as a whole or in part (2 acres minimum)
- Central location
- Immediate Entry
- Short Term Leases available

LOCATION

The subjects are centrally located on the North side of Froghall Terrace, approximately one mile North of Aberdeen City Centre and Harbour. The location offers excellent transportation links, being in close proximity to King Street, and is thus well connected to the Inner Ring Road and Aberdeen Western Peripheral Route (AWPR).

Surrounding occupiers are predominantly residential, comprising a mix of private flatted developments and student accommodation.

The exact location of the site is highlighted on the plan overleaf.

DESCRIPTION

The subjects comprise a large rectangular site bounded on all elevations by secure fencing/walls. There are two points of access to the South of the site from Froghall Terrace and a further access is available to the North of the site from Sunnybank Road. Access is controlled by double metal swing gates. The site is generally level and is predominantly concrete surfaced with an element of hardstanding and is thus well suited for a variety of open storage uses.

SITE AREA

The total site extends to 1.67 Hectares (4.14 Acres) or thereby.

The site is available as a whole or in part with a minimum lot size of 2 acres.

RATING

The premises are currently entered in the Valuation Roll as a whole with a Rateable Value of £34,500 effective from 1 April 2023. The Rate Poundage for 2023/24 is 49.8p.

The subjects will require to be reassessed should they be let in part.

LEASE TERMS

The subjects are available on the basis of a new Full Repairing and Insuring lease on terms to be agreed. Short term leases will also be considered.

RENT

£25,000 per annum/acre exc.

V.A.T.

All prices, premiums and rents quoted are exclusive of any V.A.T. that may be applicable

ENTRY

Immediate, upon conclusion of legal formalities.

LEGAL COSTS

Each party will bear their own legal costs incurred in this transaction. The ingoing Tenant will be responsible for any Land & Buildings Transaction Tax (LBTT) and Registration Dues, as applicable.

VIEWING + OFFERS

By prior arrangement with the sole letting agents to whom all formal offers should be submitted in Scottish legal form.



To arrange a viewing please contact:



Emma Gilbert

Surveyor
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