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01224 588866

The Capitol, 431 Union Street, Aberdeen, AB11 6DA

TO LET / FOR SALE  
SECURE INDUSTRIAL YARD  
SUITABLE FOR REDEVELOPMENT, SUBJECT TO PLANNING



CANAL ROAD TRADE PARK  
CANAL ROAD  
ABERDEEN  
AB25 3TL

Viewing strictly by appointment  
with the sole agent.

Site Area:  
**1.42 acres (0.40 hectares)**

Contact:  
**Paul Richardson**  
**Daniel Stalker**

Telephone:  
**01224 588866**

E-mail:  
**paul.richardson@ryden.co.uk**  
**daniel.stalker@ryden.co.uk**

Edinburgh

Glasgow

Aberdeen

Leeds

London

Manchester

0131 225 6612

0141 204 3838

01224 58866

0113 243 6777

020 7436 1212

0161 249 9778





**Location:**

The subjects are situated on Canal Road, just off of Powis Place, in Aberdeen city centre.

The surrounding area is of mixed use and comprises a range of industrial and retail occupiers, including; Arnold Clark, Kwik Fit, C&M Kitchening, Plumbase, Tyre City Aberdeen, City Plumbing Supplies, Aberdeen Funeral Directors, Ecosse Motorcycles, Manchurian, Harmonie Ventures and the PDSA. There is also a significant provision of residential accommodation in the surrounding area.

The exact location of the premises can be shown on the street map above.

**Description:**

The subjects comprise a 1.42 acre (0.40 hectares) site that is located within the heart of the city centre.

The yard has a concrete surface and is secured by a mixture of gates, fencing and blockwork walls. Vehicular access is granted via a double gated entrance on Canal Road.

Overall, the site has good potential for a variety of industrial/storage uses and offers a great redevelopment opportunity for developers in Aberdeen's city centre.

**Accommodation:**

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following gross internal floor areas derived:

Description	Acres	Hectares
Yard:	1.42	0.40

**Rateable Value:**

The new draft proposed Rateable Value of the subjects is **£12,750** (formerly £20,500) effective from 1 April 2023. Please note this figure is draft and may be subject to change under the ongoing Revaluation.

**Price/Rent:**

On application.

**VAT:**

Unless otherwise stated, all prices, premiums and rents quoted are exclusive of Value Added Tax (VAT). Any prospective tenant must satisfy themselves as to the incidence of VAT in respect of any transaction.

**Legal Costs:**

Each party will be liable for their own legal costs incurred during the transaction. As is normal, the ingoing tenant will be liable for any LBTT and registration dues, where applicable.

**Viewing & Further Information:**

To arrange a viewing or for further information, please contact:

Ryden LLP  
The Capitol  
431 Union Street  
Aberdeen  
AB11 6DA

Tel: 01224 588866

E-mail: paul.richardson@ryden.co.uk  
daniel.stalker@ryden.co.uk

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**Additional Photos:**

Concrete Yard -



Double Gate Entrance to Yard -

