

To Let



Retail Unit

Unit 7, Middleton Park,
Jesmond Drive, Bridge of Don,
Aberdeen, AB23 8EE

- New Retail Unit to existing parade
- Suburban location adjacent to ASDA
- Neighbourhood parade of 7 units
- 800Sq. Ft. (74.35 Sq. M.)



FOR ALL DETAILS
CONTACT:

01224 644272 
Knight Frank

westcoast 
ESTATES LTD
01224619384



Unit 7, Middleton Park, Jesmond Drive, Bridge of Don, Aberdeen, AB23 8EE

• LOCATION

Aberdeen, otherwise known as the "Granite City" and the "Energy Capital of Europe" is the regional centre for the whole of the north and north east of Scotland. The property is situated on Jesmond Drive within the suburb of Bridge of Don, which lies to the north of the City Centre and south east of the Airport. The parade is set in the centre of Europe's largest privately owned housing estate. There is an ASDA superstore immediately adjacent, Middleton Park Nursery and Primary School opposite and Jesmond Community Centre and Old Machar Academy School are to the rear. The surrounding area is predominantly residential.

• DESCRIPTION

Refurbished in 2009, the property comprises neighbourhood parade of 7 retail units on ground floor feel only of traditional block construction beneath a flat roof with a tiled parapet and a canopy on the front elevation over a mixed tar and brick laid pathway. There are 44 car parking spaces to the front of the parade and there is a right of way at the rear of the property, into ASDA's loading area. The shops are of a similar internal specification, excluding tenant's fit out.

• FLOOR AREA

The following floor area has been calculated on a net internal basis in accordance with the RICS code of Measuring Practice (5th edition).
800Sq. Ft. 74.35Sq. M. (ITZA)

• SERVICES

Mains electricity and water are installed and drainage is to the public sewer.

• RATING ASSESSMENT

This property is still to be assessed on the Valuation Roll.

• LEASE TERMS

The Unit will be available from November 2009, on a new full repairing and insuring lease, for a period to be agreed, incorporating periodic rent reviews.

• RENT

On Application.

• VAT

The rent quoted is exclusive of value added tax.

• ENTRY

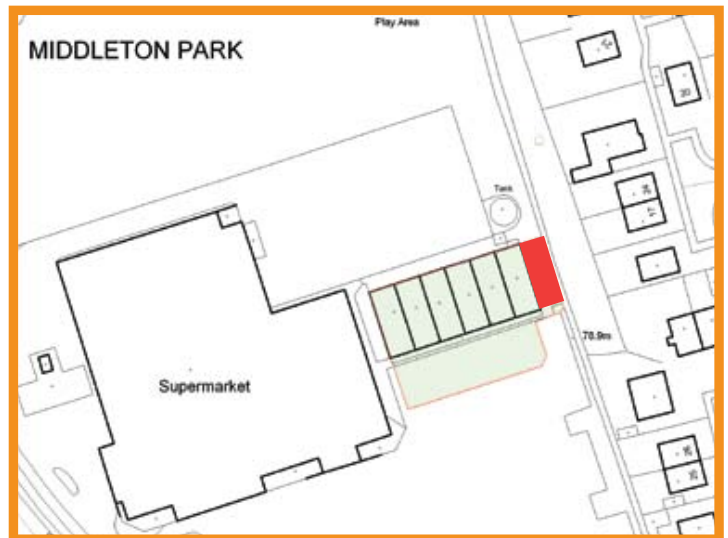
Immediate upon conclusion of satisfactory missesives.

• LEGAL COST

Each party will meet their own legal costs incurred in the transaction.

• VIEWING AND OFFERS

All offers should be submitted in Scottish Legal Form to West Coast Estates Ltd who will also make arrangements to view.



FOR ALL DETAILS:



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IMPORTANT NOTICE:

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Intending Purchasers/Tenants take the property as they find it.
3. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our Solicitors and Solicitors acting for the Purchaser/Tenants.