



## EXCITING CAFÉ/BAR OPPORTUNITY

- > PLANNING PERMISSION  
GRANTED
- > CLASS 3 AND 4 USES  
AVAILABLE
- > FLOOR AREA – 243.3 SQM  
(2,618 SQFT)

TO LET

**STONEWOOD GATE, STONEYWOOD BUSINESS PARK, DYCE, AB21 7DZ**

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## Bar/Café Opportunity Available Within New Mixed Use Development

### LOCATION

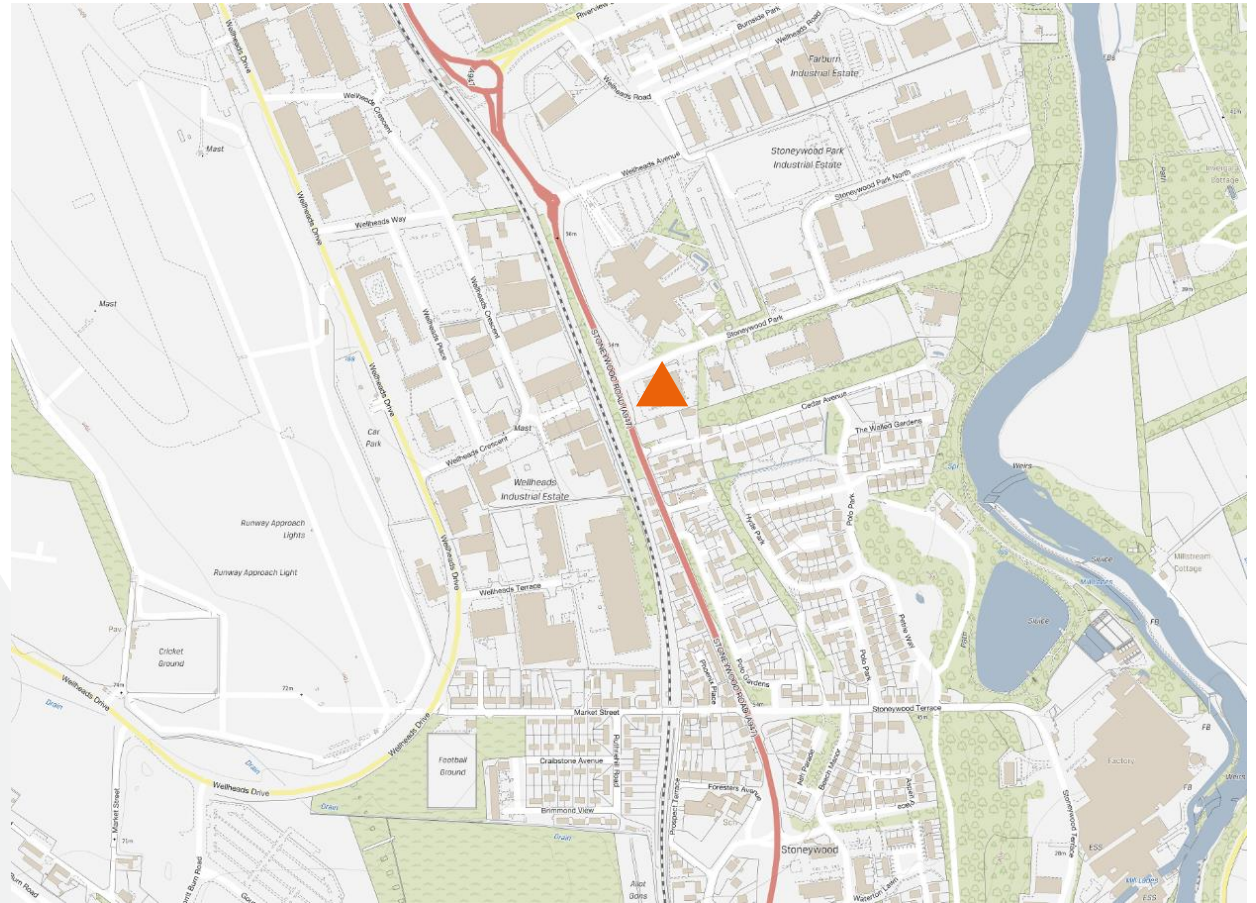
The subjects are located on a prominent corner location at the entrance to Stoneywood Business Park and fronting on to Stoneywood Road which in turns links to Victoria Street forming a main route from Dyce to the City Centre. The A96 is easily accessible linking the area to the Scottish Motorway Network with the area being further enhanced by the recently completed Aberdeen Western Peripheral Route (AWPR) ensuring all parts of the City are easily accessible.

Stoneywood and Dyce has a population in excess of 8,000 persons and is expanding and is also one of the premier business locations within the City.

Major occupiers within Dyce include Halliburton, Drillquip, BHGE and Aker to name but a few.

There is also a wide array of local amenities to include M&S Simply Food, Co-op within the nearby Stoneywood development with a number of retail operations provided on Victoria Street.

Dyce train station is also within close proximity.



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### DESCRIPTION

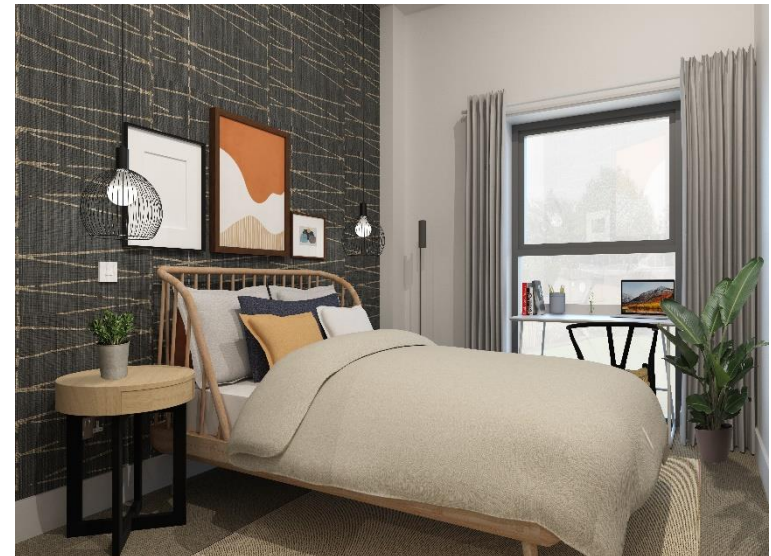
The opportunity forms part of the exciting new Stoneywood Gate Development, a new scheme consisting of apartments and commercial space which offers the perfect semi-urban lifestyle for residents within a strong and popular location of the city

In addition to the bar/café space, the development also comprises of an onsite Co-working and serviced office space which extends to 5,000 sqft and a commercial gym of 9,000 sqft along with 50 residential apartments, all located within the same complex. There is an overflow space on the main community street, which can be used by the bar/café operator for additional 'pop-up' operation, functions and support.

Internally the premises will be accessed from a common entrance area which links the café area to the co-working and gym area and will be finished to shell specification ready for tenant's fit. There are sliding doors to the front and east of the property which allow access to an outside terrace area.







## USE

The premises can be used for class 3 or class 4 uses with further detail on these uses available upon request.

## ACCOMMODATION

ACCOMMODATION	SqM	SqFt
Café/Bar	243.9	2,618

The above floor area has been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## ADDITIONAL ACCOMMODATION

Additional commercial accommodation is provided within the development to include

- > Gym Accommodation
- > Co-Working Office Accommodation
- > 50 Apartments

Further information on the availability of the accommodation is available upon request.

## RENT

Upon application

## LEASE TERMS

The subjects are available on the basis of a New Full Repairing and Insuring lease of negotiable duration.

## RATEABLE VALUE

The premises will require to be assessed upon occupation.

An occupier will have the opportunity to appeal the rateable value.

## ENERGY PERFORMANCE CERTIFICATE

Upon completion it is anticipated that the subjects will have an energy performance rating of 'A'.

Further information and a recommendation report is available to seriously interested parties on request.

## LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration dues, etc.

## ENTRY

By negotiation.

## SERVICE CHARGE

There will be a service charge for the upkeep and maintenance of the common areas of the development with further information available upon request.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN  
Mark McQueen, mark.mcqueen@shepherd.co.uk

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