

## DRIVE THRU OPPORTUNITY

- > PROMINENT LOCATION
- > SITUATED ON MAIN ARTERIAL  
ROUTE IN THE CITY
- > PASSING RENTAL – £70,000  
PER ANNUM
- > LEASE EXPIRY – 26<sup>TH</sup> JULY  
2039
- > SIZE – 167.2 SQ.M (1,800  
SQ.FT)



# LEASE FOR SALE

**UNIT 4, HAUDAGAIN RETAIL PARK, GREAT NORTHERN ROAD, ABERDEEN, AB24 2BQ**

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## LOCATION

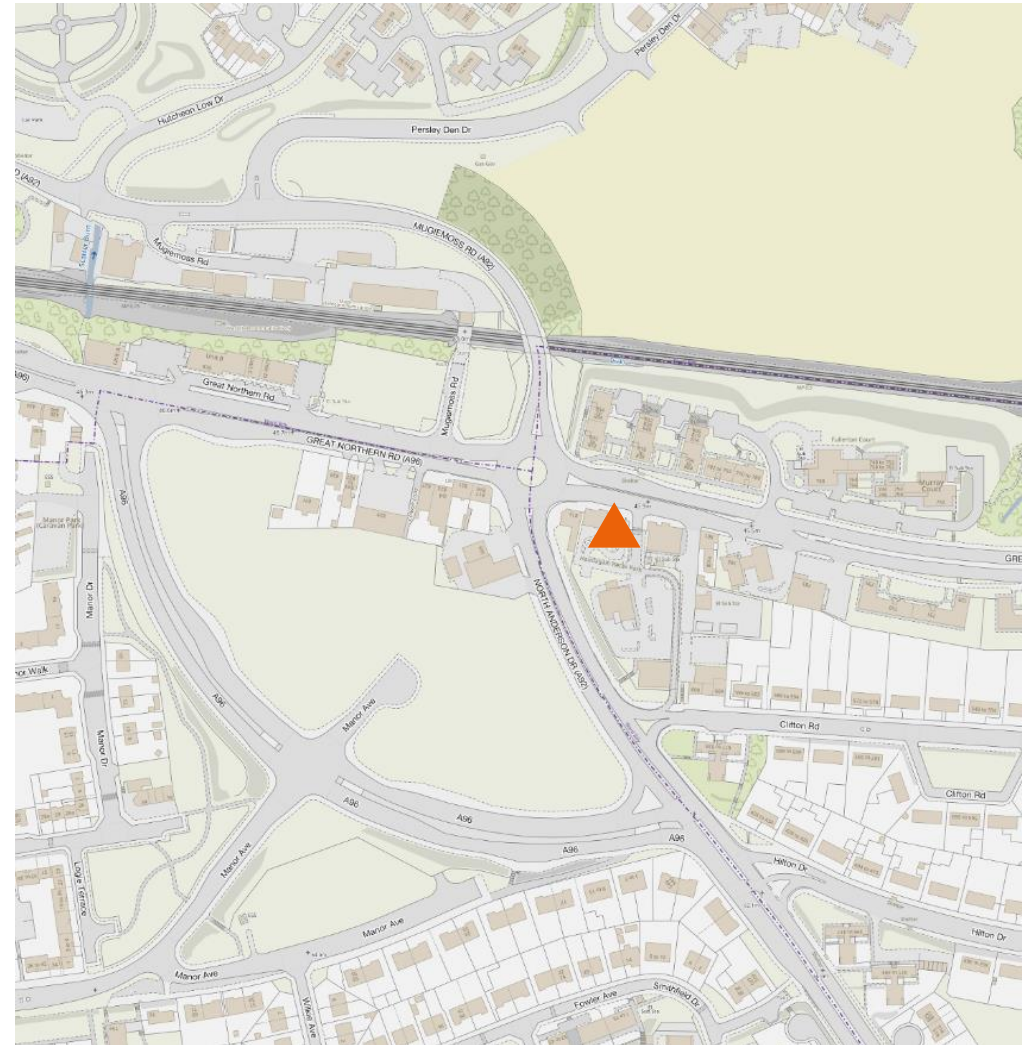
The subject premises are located within Haudagain Retail Park, a prominent retail development situated at the Haudagain roundabout where the main arterial routes of the A90 and A96 trunk roads meet. The location is easily accessible from all parts of the City and occupiers within the locale include American Golf, KFC, Pizza Hut, Majestic Wine and Farmfoods.

## DESCRIPTION

The opportunity comprises of a detached property with main road frontage and associated drive thru facilities. The premises can be accessed from the retail development or from a secondary entrance from Great Northern Road. There is additional car parking within the retail development for customer use.

The unit underwent a significant redevelopment and upgrade in late 2020/early 2021 to create a standalone drive thru unit and consequently provides for modern accommodation with the benefit of extensive glazing.

Internally, the unit has undergone substantial investment resulting in a high quality, well-designed and spacious interior. The accommodation provides for a seating area, serving area, kitchen, preparation area and staff and customer facilities.



### LEASE TERMS & RENTAL

The subjects are held on a Full Repairing and Insuring lease subject to service charge expiring 26th July 2039 at a passing rental of £70,000 per annum. The rental is subject to an upward only rent review as at July 2024 and 5 yearly thereafter.

There is a provision within the lease for a tenant only break option as at 26th July 2029 upon providing 6 months prior written notice.

It is our client's intention to assign their leasehold interest in the premises.

### VAT

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

### PLANNING

The premises obtained change of use for Café/Restaurant use (Class 3 Food and Drink) with further information available at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PSBOHZBZGGU00>

### ACCOMMODATION

|              | m <sup>2</sup> | ft <sup>2</sup> |
|--------------|----------------|-----------------|
| Ground Floor | 167.2          | 1,800           |

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



### ENERGY PERFORMANCE CERTIFICATE

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

### RATEABLE VALUE

The subjects are currently entered into the Valuation Roll at a Rateable Value of £80,000 from April 2023.

An incoming occupier would have the opportunity to appeal this rateable value.

### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

### LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for the cost of obtaining landlord's consent, any LBTT, registration dues etc.



**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](mailto:mark.mcqueen@shepherd.co.uk), 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: JULY 2023**

