

SHOWROOM, GARAGE, AND BODYSHOP TO LET

INCLUDING MOT STATION



**COPLAND MOTORS
SOUTH DEESIDE ROAD, BLAIRS,
ABERDEENSHIRE AB12 5YQ**

LOCATION

The property is prominently positioned on the north side of South Deeside Road approximately 3 miles south west of Aberdeen City Centre.

Aberdeen is Scotland's third city with a population in the region of 215,000, a total catchment of 500,000 and is one of the most prosperous regions in the UK.

The site is shown on the plan opposite for identification purposes only.

DESCRIPTION

The subjects comprise a range of single storey buildings which have been adapted to provide the following accommodation:-

Gross Internal Areas

Car showroom with sales office	187.94m ² (2,023 sq ft)
Admin office, managers office, general office, part store, general store, male & female toilets, kitchenette	26.16m ² (1,358 sq ft)
Main garage/workshop with kitchenette and toilet	229.28m ² (2,468 sq ft)
Body shop with office, toilet	108.60m ² (1,169 sq ft)
Spray booths and paint store	106.28m ² (1,144 sq ft)
Total	758.27m² (8,162 sq ft)

Customer car parking is provided to the front of the buildings with additional used car display and storage contained within a yard finished partly tarmacadam and partly in hardcore.

SERVICES

Mains electricity and water are installed. Heating is by an oil fired system and drainage is to a septic tank.

RATING ASSESSMENT

Net & Rateable Value - £31,750

The uniform business rate for the year 2017/2018 is 46.6p in the £.

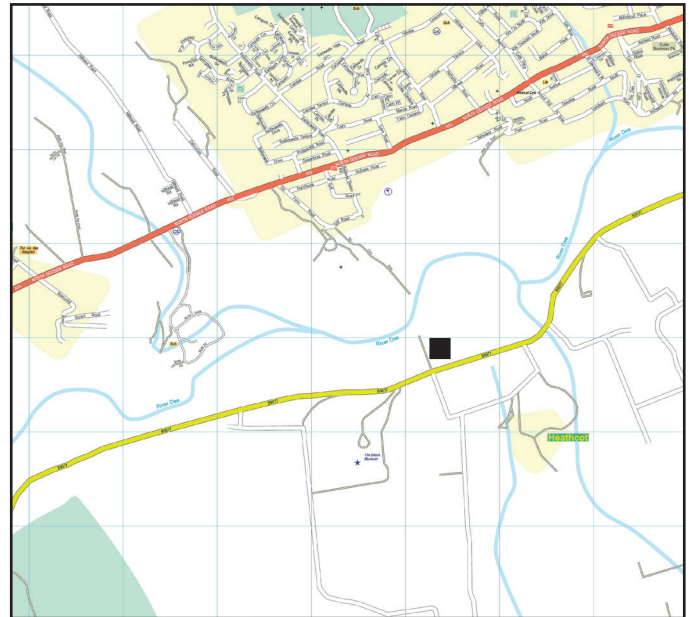
Any ingoing tenant will have a right of appeal.

LEASE TERMS

The property is available on a new full repairing and insuring lease for a period to be negotiated incorporating upward only rent reviews at appropriate intervals.

RENTAL

£40,000 per annum, exclusive.



VAT

All figures quoted are exclusive of Value Added Tax.

EPC

The property has the following EPC ratings:-

Garage & Showroom – G

Body Shop – G

Paint Shop - G

ENTRY

On completion of legal formalities.

LEGAL COSTS

Each party will be responsible for their own legal costs. In accordance with normal practice, the tenant will be responsible for LBTT and registration dues incurred in the preparation of a lease.

OFFERS & VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.