

UNITS TO LET



M

GREENFERN PLACE

///hint.glad.noble

Mastrick, Aberdeen
AB16 6JR

Local Occupiers Include



indigosun

Premier

William HILL





DESCRIPTION

Greenfern Place Shopping Centre serves a broad residential catchment and benefits from a good level of footfall, generous on-site parking, and a well-balanced mix of national and local occupiers including Boots, William Hill, Indigo Sun, Spar and JG Ross.

The surrounding area is predominantly residential, comprising a mix of private and local authority housing. The wider locality includes employment hubs, schools, and other community facilities, with good public transport links serving the area.

Key Highlights

- Prominent location within a busy neighbourhood centre
- Ample customer parking
- Strong mix of national and local occupiers
- Future regeneration and investment in the site.

ACCOMMODATION

The available units form part of the ground floor retail parade and provide a mix of ground and upper floor accommodation, suitable for a variety of retail or service uses (subject to planning).

RENT & RATES

A summary of the rent and service charge is provided on page 3. Further details, together with insurance costs, are available on request.

SERVICES

All mains services are available.

ENERGY PERFORMANCE

Further information available upon request.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

AML

To satisfy HMRC and RICS guidance, we are required to carry out AML diligence on a tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification where necessary 'Know Your Client' identity checks will be carried out to satisfy AML requirements when Heads of Terms are agreed.

Over
500k Catchment
Population
within a 20 minute drive time



30,563 sq.ft

Total development



hint.glad.noble

What Three Words



22

Retail units on site



c.30

Parking Spaces



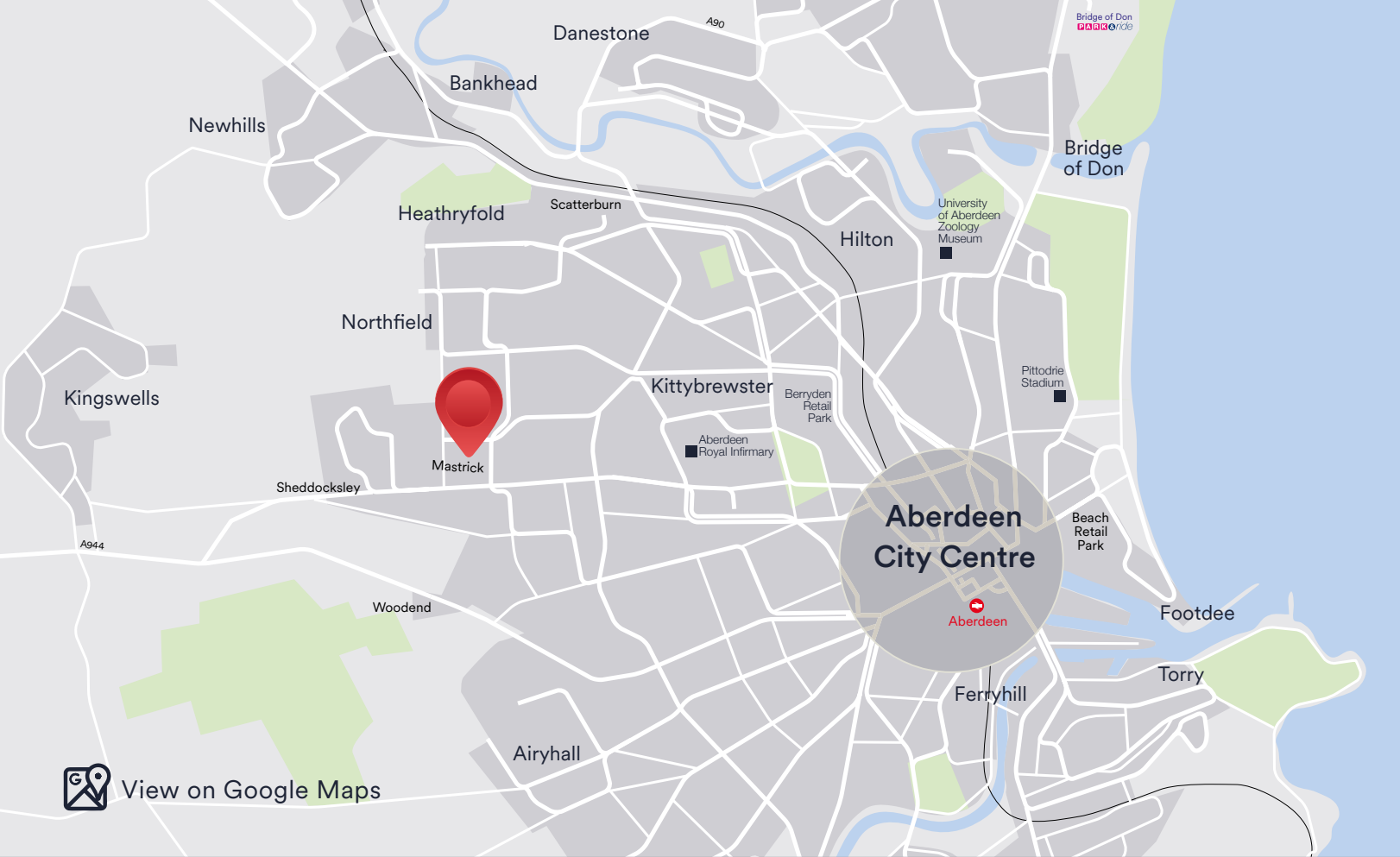
AVAILABLE UNITS

UNIT 5	sq.ft	sq.m
Ground Floor	642	59.8
First Floor		
TOTAL	642	115.8
RENT	£17,500 pa	
RATEABLE VALUE	£14,000	
SERVICE CHARGE	£1,614 pa	

UNDER OFFER

UNIT 8	sq.ft	sq.m
Ground Floor	656	60.94
TOTAL	656	60.94
RENT	£15,000 pa	
RATEABLE VALUE	£12,750	
SERVICE CHARGE	£1,355 pa	

UNIT 12a	sq.ft	sq.m
Ground Floor	406	37.72
First Floor	457	42.50
TOTAL	863	80.22
RENT	£15,000 pa	
RATEABLE VALUE	£8,700	
SERVICE CHARGE	£940 pa	



LOCATION

Located in the heart of Mastrick, a well-established residential suburb to the north-west of Aberdeen city centre, this neighbourhood retail parade offers an excellent opportunity to secure space within a popular and accessible local centre.

Aberdeen is Scotland's third largest city and is widely regarded as the energy capital of Europe. It is home to two universities, a major international port, and an airport with regular domestic and international flights. With a resident population of around 200,000 and a wider regional catchment of over 500,000.



George Kearney

07714 679 202
GKearney@lcpproperties.co.uk



Alex Williams

07741 951843
AWilliams@lcpproperties.co.uk

FG Burnett



Lisa Cowie

07597 581 619
lisa.cowie@fgburnett.co.uk



Sophie Evans

07591 836 657
sophie.evans@fgburnett.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 9NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it. We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of (statistical) information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given in no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.