

# FOR SALE / TO LET



LANG STRACHT, ABERDEEN, AB16 6LA



Watch the video





- **To let/For sale**
- Available for Sub-Lease – A **c33,000 sq ft** premises comprising a modern car showroom with a single level warehouse to the rear and a standalone 3,500 sq ft car prep facility.
- Sitting on a total site area of **6.84 acres** with access to over 300 car parking spaces.
- Held on two ground leases which are available to purchase.
- Extremely prominent and strategic location on Lang Stracht.
- Aberdeen has a current resident population of approximately **230,000 people** and a wider catchment **in excess of 500,000**.
- Nearby occupiers include **Lidl, Tesco, Howdens, Arnold Clark, Toyota and Honda**.
- Over **16,000 daily vehicle movements**.
- Suitable for a wide range of uses, subject to planning.

**Modern  
33,000 sq ft  
car showroom  
on 6.84 acres**



The main premises is approximately **33,000 sq ft** in total. It comprises a prominent modern car showroom with mezzanine floor to the front, glazed frontage and contemporary panelling fronting onto the Lang Stracht and a single level warehouse to the rear.

There is a standalone modern car prep facility of approximately **3,500 sq ft** positioned to the west of the site. The site benefits from over 300 car parking spaces with multiple entrance and exit points.



**Aberdeen is the financial and commercial centre within Aberdeenshire with a rich history within the energy sector as one of the major international hubs for Oil and Gas.**

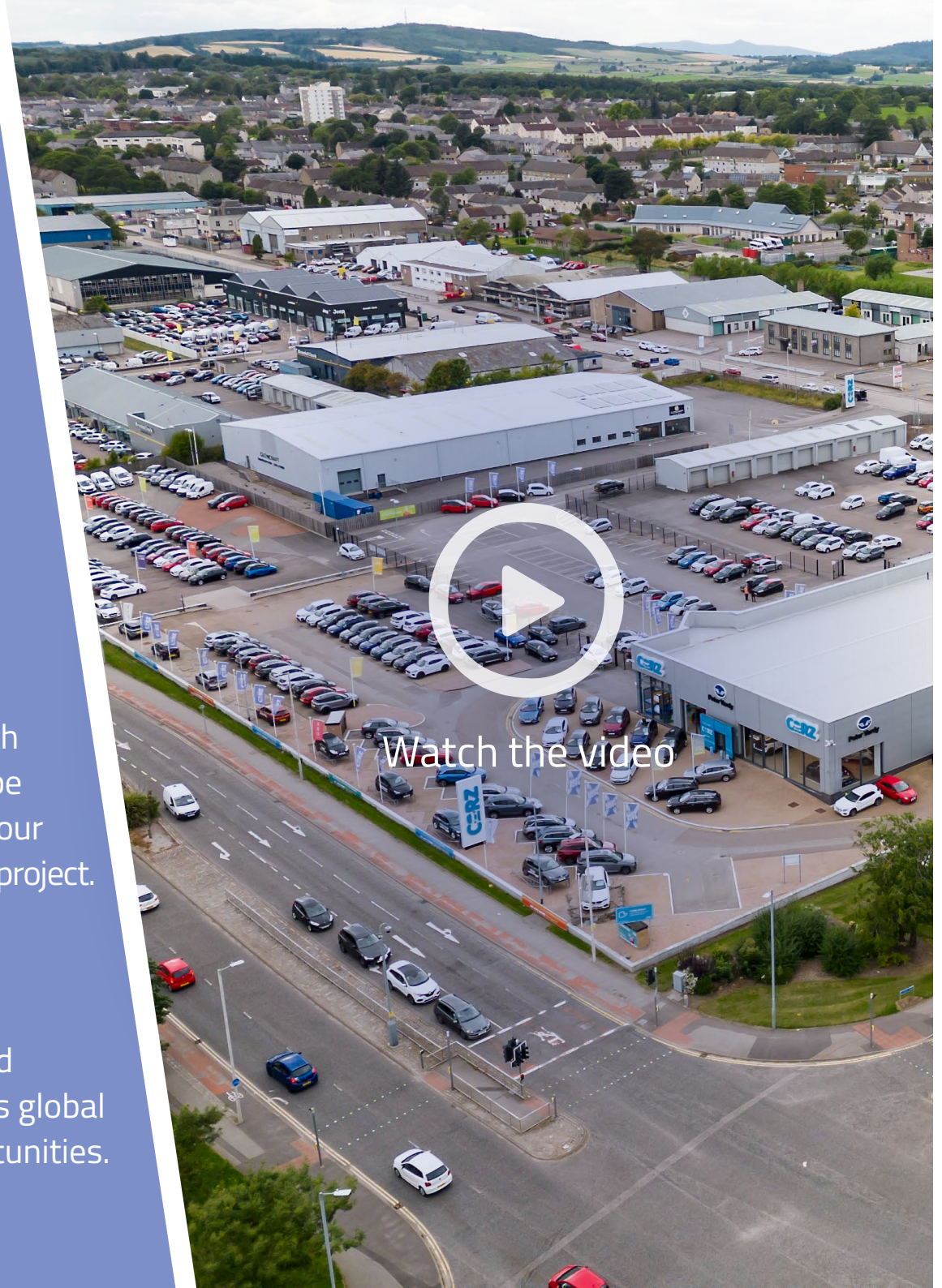
This sector has shown a significant recovery over the past 24 months with the stabilisation of the price of crude oil but the city also is well placed to benefit from the maturation in green energy production due to knowledge and experience in this industry.



The city continues to attract inward investment for growth including £826m from the Aberdeen City Region Deal to be deployed over the next 10 years and £350m for the Harbour expansion as part of the UK wide sustainable infrastructure project.



Aberdeen benefits from a key UK university, a strong and skilled workforce and a significant number of world class global corporations who provide attractive employment opportunities.





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STRATEGIC LOCATION



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**The subjects are located in the popular Mastrick area of Aberdeen to the eastern end of the Lang Stracht in close proximity to the busy junction with North Anderson Drive.**

It is positioned on one of the key arterial routes leading to and from the city centre and towards the affluent suburbs of Westhills and Kingswells.

The Lang Stracht is an established commercial destination with a wide range of uses including retail, car showroom, leisure and industrial. Nearby occupiers include Lidl, Tesco, Howdens, Arnold Clark, Toyota and Honda.

The subject property is also surrounded by a significant volume of residential homes which is set to increase further with the delivery of 369 units at Summerhill a short distance away.

This area is also well connected through the public transport network to various parts of Aberdeen and beyond.



IN GOOD COMPANY



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Nearby occupiers include Lidl, Tesco, Howdens, Arnold Clark, Toyota and Honda.



# THE LEGAL DETAILS

## Ground Leases

The entire site is held under two separate ground leases delineated in red and blue on the plan opposite.

The red boundary extends to 3.5 acres and has a passing ground rent of. £119,480 per annum. It has a lease expiry on 28th March 2111 and the next rent review is due 28th November 2025.

The blue boundary extends to 2.34 acres and has a passing ground rent is £72,900 per annum. It has a lease expiry on 18th August 2118 and the next rent review is due 28th November 2023. The site and building identified in orange is sub-let to Glencraft Luxury Mattresses at a passing rent of £180,000 per annum. However, in January 2024 the rent is to increase to £190,000 per annum until the lease expiry in March 2029.

Full details of both ground leases may be requested.

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## Lease Terms

The existing showroom premises and associated car parking is available to sublease on terms to be agreed.

Alternatively, the client would consider disposing of both ground leases at a price to be determined.

## Business Rates

The c33,000 sq ft showroom has a Rateable Value of £439,000 per annum.

## Energy Performance Certificate

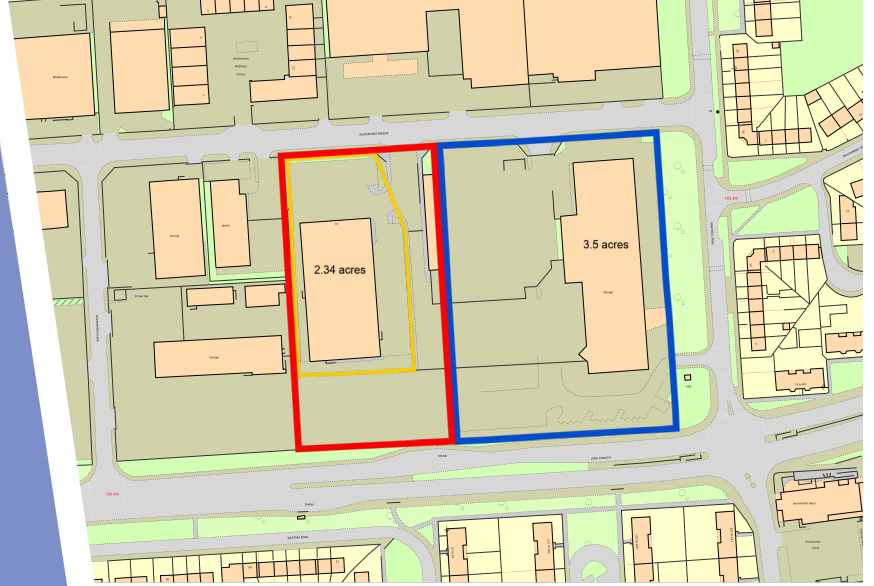
A copy of the EPC is available on request.

## VAT

For the avoidance of doubt any prices quoted are exclusive of VAT.

## Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction. The ingoing tenant would be responsible for any LBTT, Registration Dues and VAT thereon.



## Viewing and Further Information

Strictly by prior appointment with the sole letting/selling agents EYCO.

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