



**TO LET**

## **DRIVE THRU OPPORTUNITY**

**Prominent Location**

**Situated on Main Arterial Route in  
the City**

**Size – 184.9 SQM (1,990 SQFT)**

**Available on the basis of a new  
lease**

**Rental – Offers Invited**



**WHAT 3 WORDS**

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

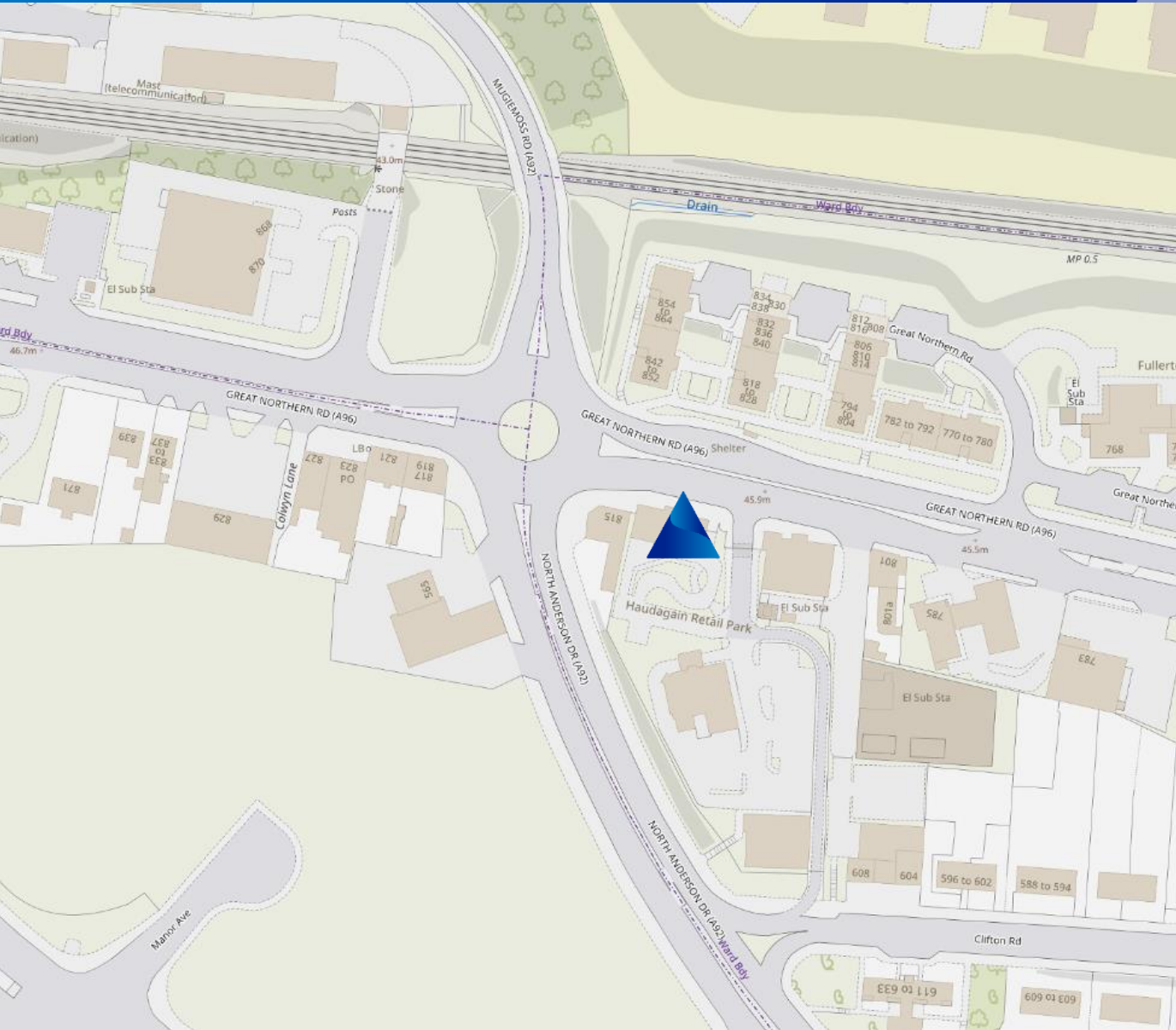
**CONTACT: Mark McQueen | [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk) | 01224 202800 | [shepherd.co.uk](http://shepherd.co.uk)**





# Location / Description

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



## 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, Pets & Care, Pizza Hut, Majestic Wine and Farmfoods.

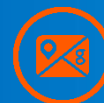
## Description

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.

**Drive Thru Opportunity**



FIND ON GOOGLE MAPS



# Description

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

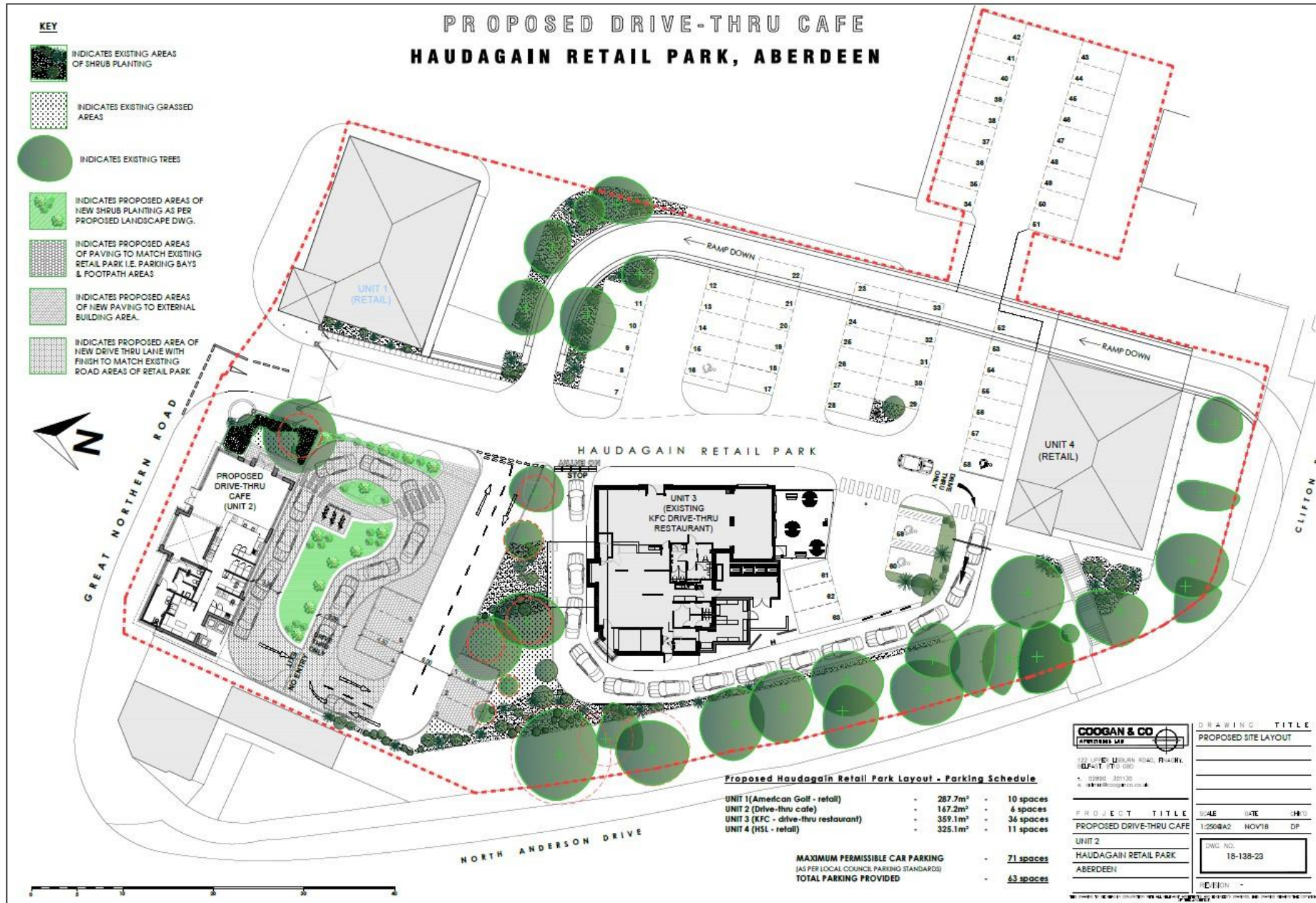




# Description

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







# Plans

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

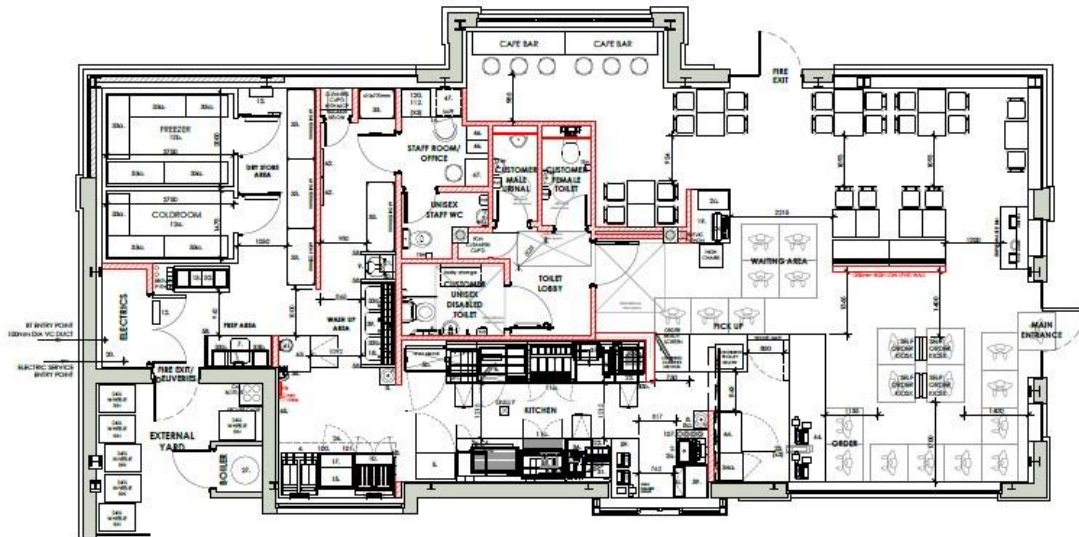
TACO BELL EQUIPMENT SCHEDULE			
1. TILL WITH CASH DRAWER UNDER	12a. WALK IN COOLER	33. 3/5 RACKING	64. HOME DELIVERY HOT HOLD CABINET
2. STAND FOR DRINKS TOWER	12b. WALK IN FREEZER	33a. COLDROOM RACKING	65. SWITCHES
2a. DRINKS TOWER	13. BREVIC STRIPS RACK	33a. UPRIGHT BOTTLE FRIDGE	85a. EXTENSION FOR FRY DUMP 150x900mm
2c. UNDER COUNTER ICE MACHINE	14. MANAGERS OFFICE	36. CLAM SHELL GRILL	100. FRY TIMER
4. FRYER ELECTRIC	15. FRY-RETHERM WORK STATION	37. CHEESE MELTER	101. RETHERM & FRY HOLD TIMER
5. HEATED CABINET RHS	17. 1/2 HEIGHT FREEZER RHS	38. REVERSE COMBOS	107. POST MIX CUP HOLDERS
9b. HEATED CABINET (1/2 HEIGHT) LHS	17a. 1/2 HEIGHT FREEZER LHS	39. 3-COMP SINK	112. CASH TILL REGISTER CABINET
4. MONITOR	18. FATSTRIPA GREASE TRAP	40. DIVERSEY EQUIPMENT COUNTER	120. DATA/NETWORK CABINET
7. 1-COMPARTMENT PREP SINK	19. DRINKS PLATFORM	44. LOCKERS	
8. WASH HAND BASIN	20. ELECTRIC METER AND SWITCHOSAR	47. WORKTOP	
8a. SPLASH GUARD	20a. LOW PROFILE FRY DUMP	58. 3/5 DIVIDING WALL	
9. MOP SINK	23. UNDER COUNTER CUP HOLDER	59. 3/5 TABLE	
10. REHEATMAUZER	26. EXTRACT HOOD	60. TABLE FOR RICE COOKER	
11a. V-LINE (LEFT TO RIGHT)	27. BOILER/HOT WATER CYLINDER	61. RICE COOKER	
11b. V-LINE (RIGHT TO LEFT)	31. 4 CHANNEL FRIES HOLD TIMER	62. MOP RACK	
12. INSECT KILLER	32. BREVIC DRINKS COOLER	63. BLAST CHILER	

AREA SCHEDULE		
front of house area	81.6 m <sup>2</sup>	876 m <sup>2</sup>
back of house area (inc counter)	74.8 m <sup>2</sup>	805 m <sup>2</sup>
staff amenity area	5.83 m <sup>2</sup>	63 m <sup>2</sup>

RACKING SCHEDULE	
location	proposed linear
Coldroom	2.63
Freezer	4.59
Drystorage	6.49

FOH FURNITURE SCHEDULE	
proposed number of seats	34
proposed number of tables	15
proposed number of seating sets	13

BOH EQUIPMENT COLOURS SCHEDULE	
unchanged equipment numbers (black)	00.



proposed ground floor plan  
scale - 1:50 @ A1 / 1:100 @ A3

WALL TYPE SCHEDULE	
	existing structural wall / column
	existing block work wall
	existing partitioning
	existing low height partitioning
	new structural wall / column
	new partitioning
	new low height partitioning
	admin fire rated partitions

rev	date	description
1	2019-08-22	3/5 screen added between prep sink and dry rack
2	2019-08-22	Layout tweaked to suit actual kitchen wall lining
3	2019-08-22	Layout tweaked to suit actual kitchen wall lining
4	2019-08-22	Layout tweaked to suit actual kitchen wall lining
5	2019-08-22	Layout tweaked to suit actual kitchen wall lining
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**Frank Belshaw**  
Building Surveyors Limited



TACO BELL

store address:  
4 HAUDAGAIN RETAIL PARK  
GREAT NORTHERN ROAD  
ABERDEEN, AB24 2BQ

client:  
TACO TIME LTD

drawing title:  
PROPOSED  
GENERAL ARRANGEMENT

drawn by	checked	date
CAM	---	22/08/2019
store no.	scale	
0000	1:50 @ A1	

PK ref.	revision
2019/66/TB01	J



# The Detail

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

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>	184.9	1,990

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

## Rent

Offers invited.

## 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/onlineapplications/applicationDetails.do?activeTab=documents&keyVal=PSBOHZBZGGU00>

## Rent

Offers invited.

## Rateable Value

The subjects are currently entered into the draft 2026 Valuation Roll at a Rateable Value of £89,000.

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

## Energy Performance Certificate

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

## VAT

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

## 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.

## Get in Touch

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



**Mark McQueen**

[mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk)

## Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN  
t: 01224 202800



## 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.

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