

Ryden

TO LET / FOR SALE

SECURE INDUSTRIAL YARD
SUITABLE FOR RE-DEVELOPMENT,
SUBJECT TO PLANNING
SITE AREA: 1.42 ACRES (0.40 HECTARES)



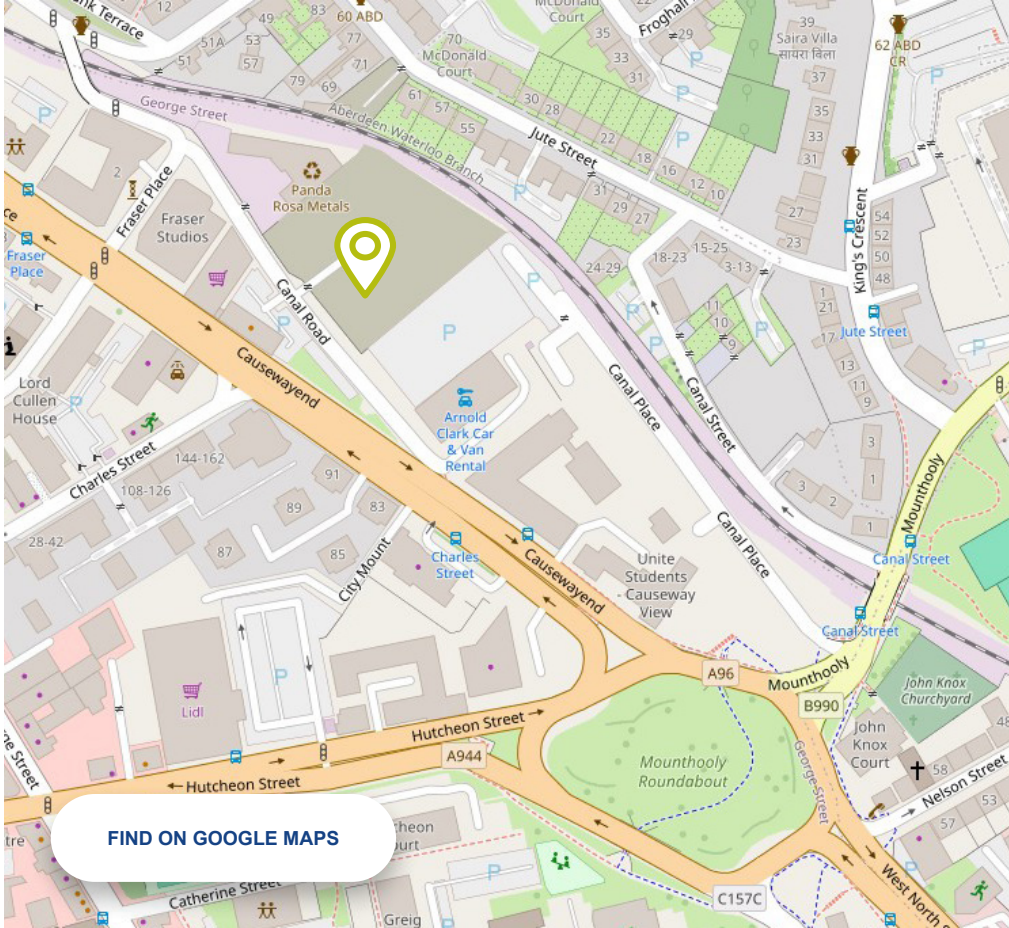
**CANAL ROAD TRADE
PARK**

**38 CANAL ROAD
ABERDEEN
AB25 3TL**

**GOOD POTENTIAL FOR A
VARIETY OF INDUSTRIAL/
STORAGE USES**

**GREAT RE-DEVELOPMENT
OPPORTUNITY**

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LOCATION

The subjects are situated on Canal Road, just off Powis Place, in Aberdeen's City Centre.

The surrounding area is of mixed use and comprises a range of industrial and retail occupiers, including; Arnold Clark, Kwik Fit, C&M Kitchening, Plumbase, Tyre City Aberdeen, City Plumbing Supplies, Aberdeen Funeral Directors, Ecosse Motorcycles, Manchurian, Harmonie Ventures and the PDSA.

There is also a significant provision of residential accommodation in the surrounding area.

DESCRIPTION

The subjects comprise a 1.42 acre (0.40 hectares) site that is located within the heart of the city centre.

The yard has a concrete surface and is secured by a mixture of gates, fencing and blockwork walls. Vehicular access is granted via a double gated entrance on Canal Road.

Overall, the site has good potential for a variety of industrial/storage uses and offers a great re-development opportunity for developers in Aberdeen's City Centre.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following gross internal floor areas derived: -

DESCRIPTION	ACRES	HECTARES
YARD	1.42	0.40

RATEABLE VALUE

£12,750 effective from 1 April 2023.

RENT / PRICE

Upon application.

VAT

Unless otherwise stated, all prices, premiums and rents quoted are exclusive of Value Added Tax (VAT). Any prospective tenant must satisfy themselves as to the incidence of VAT in respect of any transaction.

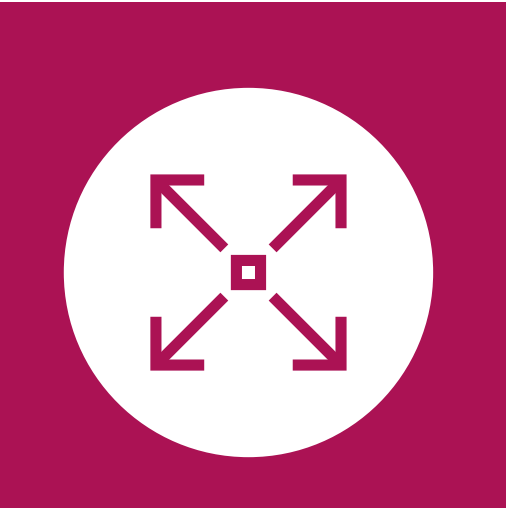
LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. As is normal, the ingoing tenant will be liable for any LBTT and registration dues, where applicable.

**THE SUBJECTS
ARE SITUATED
ON CANAL ROAD,
JUST OFF OF
POWIS PLACE,
IN ABERDEEN
CITY CENTRE.**



Concrete Yard



Double Gate Entrance to Yard





**CANAL ROAD
TRADE PARK,
CANAL ROAD,
ABERDEEN,
AB25 3TL**



**TO LET /
FOR SALE**

**SECURE
INDUSTRIAL YARD
1.42 ACRES
(0.40 HECTARES)**

GET IN TOUCH

Please get in touch with our letting agent for more details.

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Ryden

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Ryden

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