

SHIELHILL ROAD, DUBFORD, BRIDGE OF DON, ABERDEEN



- **LOCATED WITHIN THE RESIDENTIAL NEIGHBOURHOOD OF DUBFORD ABERDEEN**
- **PLANNING PERMISSION FOR 4/5 COMMERCIAL UNITS + NURSERY**
- **SUITABLE FOR A VARIETY OF USES**
- **CLOSE PROXIMITY TO THE AWPR**



LOCATION:

The subjects are located towards the northern periphery of Aberdeen City, within the Bridge of Don area. Bridge of Don forms a popular and well established suburb and a popular commuter location between both the city of Aberdeen and the North East. The subjects are easily accessible from the A90 to the East and the B997 to the West.

The subjects are located within the Dubford residential development with which has approval for 550 residential units, with a further 100 Residential units earmarked for the Chingmere development site a short distance to the east.

The site areas for sale are highlighted in red overleaf.

DESCRIPTION:

The sites have planning permission for the development of four commercial units along with a nursery. The site can be developed to suit developers needs and consideration may be given to selling the sites individually. Further details including layout/plans can be made available to seriously interested parties.

PLANNING:

Planning permission (reference P160630) has been granted for the provision of a food retail unit; conversion of steading to form commercial units (Class 1 to 3) and associated footpaths, landscaping and car parking.

VIEWING & FURTHER INFORMATION:

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PRICE:

Offers are invited for our clients interest in the subjects. Our clients preference is to dispose of the site in its entirety however consideration may be given to dispose of the site in smaller lot size.

Offers which do not contain suspensive conditions will be looked upon favourably, however conditional offers will be entertained dependant upon the level of information provided with successful deliverability of the proposed scheme being key factor.

VAT:

All rents, prices, premiums etc., are quoted exclusive of VAT.

LEGAL COSTS:

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable.

CLOSING DATE:

A closing date may be set in the future and any party wishing to be advised of this should note their interest formally via a legal representative to the selling agent.

VIEWING:

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

Shepherd Chartered Surveyors
35 Queens Road
Aberdeen
AB15 4ZN

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