

UNITS TO LET



M

GREENFERN PLACE

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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



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What Three Words



**22**

Retail units on site



**c.30**

Parking Spaces



**AVAILABLE UNITS**

UNIT 5	sq.ft	sq.m
Ground Floor	642	59.6
First Floor	604	56.2
<b>TOTAL</b>	<b>1,246</b>	<b>115.8</b>
RENT	£17,500 pa	
RATEABLE VALUE	£14,000	
SERVICE CHARGE	£1,614 pa	

UNIT 8	sq.ft	sq.m
Ground Floor	656	60.94
<b>TOTAL</b>	<b>656</b>	<b>60.94</b>
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
<b>TOTAL</b>	<b>863</b>	<b>80.22</b>
RENT	£15,000 pa	
RATEABLE VALUE	£8,700	
SERVICE CHARGE	£940 pa	



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## FG Burnett

### 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.



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