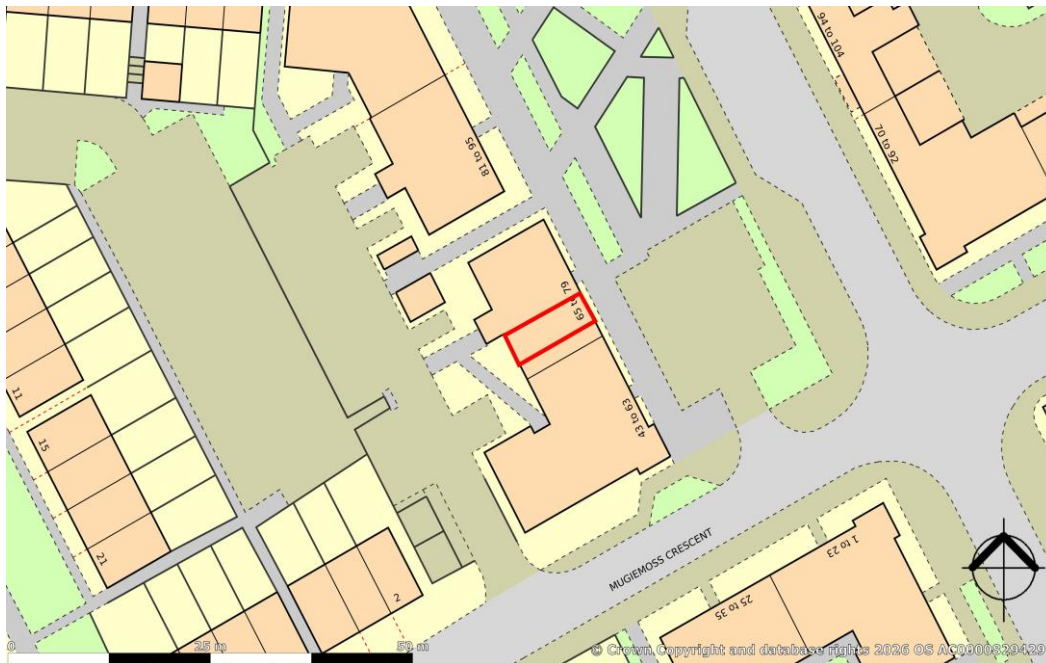
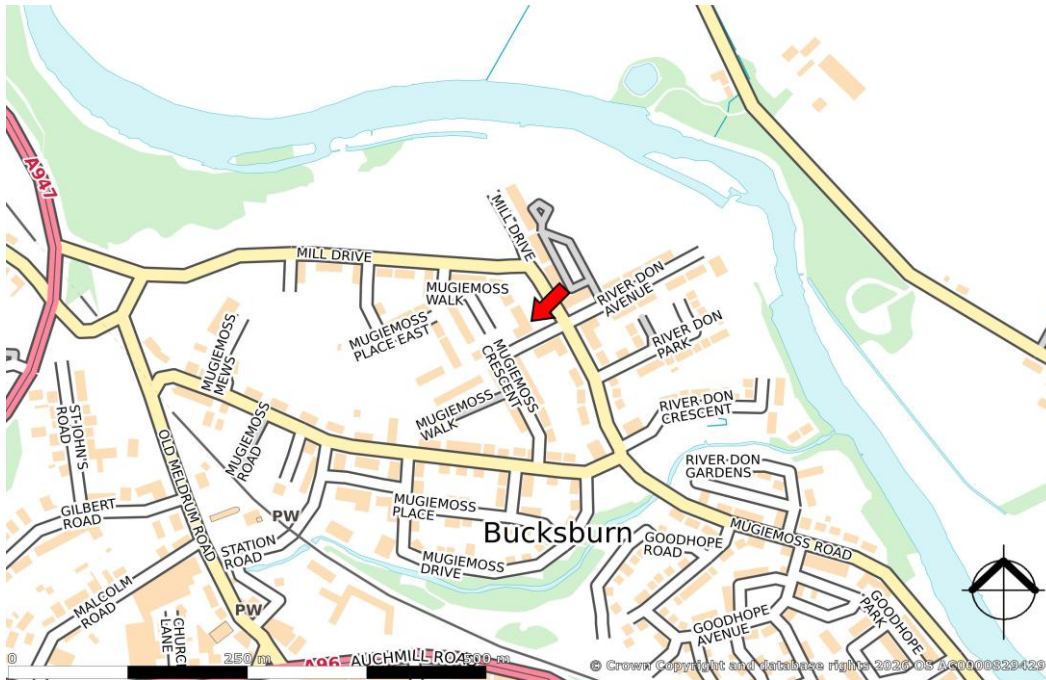


TO LET
RETAIL UNIT WITHIN RIVERSIDE QUARTER



**Unit B49 Mill Drive, Mugiemoss,
Aberdeen, AB21 9FR**

- Commercial premises suitable for Class 1A (retail and professional services)
- Prominent location in popular residential development
- NIA: 57.78 sq.m (622 sq.ft)



LOCATION

Mugiemoss is situated within a well-established residential area on the north-western outskirts of Aberdeen and forms part of the wider Riverside Quarter development. The area has undergone significant regeneration in recent years, with Barratt Homes transforming the former brownfield site into a thriving mixed-use community.

The subjects benefit from excellent connectivity, with direct access to the A96 Auchmill Road providing links to Aberdeen city centre, Dyce and the wider road network. A range of local amenities are available nearby, including a Morrisons Daily convenience store located within the development.

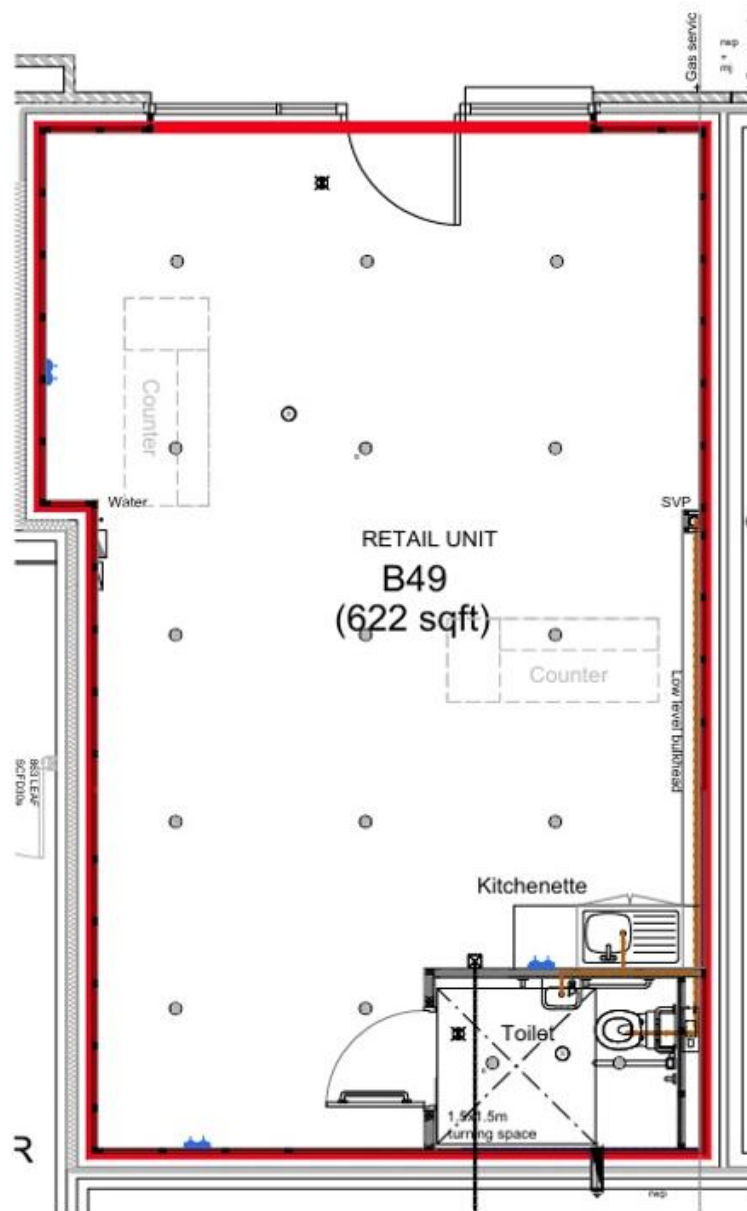
DESCRIPTION

The unit is available in shell condition, providing a blank canvas for occupiers to fit out to their own specification. Internally, the premises benefit from a concrete floor, blockwork walls and a concrete soffit ceiling, with services capped ready for fit-out. A glazed frontage with double-door access provides good natural light and visibility. The premises are suitable for a range of Class 1A uses, including retail and professional services.

ACCOMMODATION

The subjects have been measured on a Net Internal Basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):

	Sq.ft	Sq.m
Ground Floor	622	57.78



RENT & LEASE TERMS

We are quoting a rental value of £12,000 per annum.

The property is offered on a Full Repairing and Insuring lease for a period to be negotiated

REFURBISHMENT PROGRAMME

A programme of works will be undertaken by the Landlord to partially fit out the unit — including the installation of a WC.

Additional landlord works may be available in line with lease terms and occupier requirements, further details are available upon request

RATEABLE VALUE

To be assessed upon occupation.

EPC

Available upon on request

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner

VAT

All figures quoted are exclusive of VAT which may be applicable.

VIEWING

To arrange a viewing or for further information, please contact the sole letting agents.





To arrange a viewing please contact:



Shona Boyd
Senior Surveyor
Shona.boyd@g-s.co.uk
07741 314 188



Molly Peeters
Graduate Surveyor
Molly.peeters@g-s.co.uk
07825 875 303



IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices. Date published: August 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, persona and or detailed financial and corporate information will be required before any transaction can conclude.