FOR SALE
INDUSTRIAL INVESTMENT

GRAHAM SIBBALD



Cloverhill Road, Bridge of Don, Aberdeen, AB23 8FE

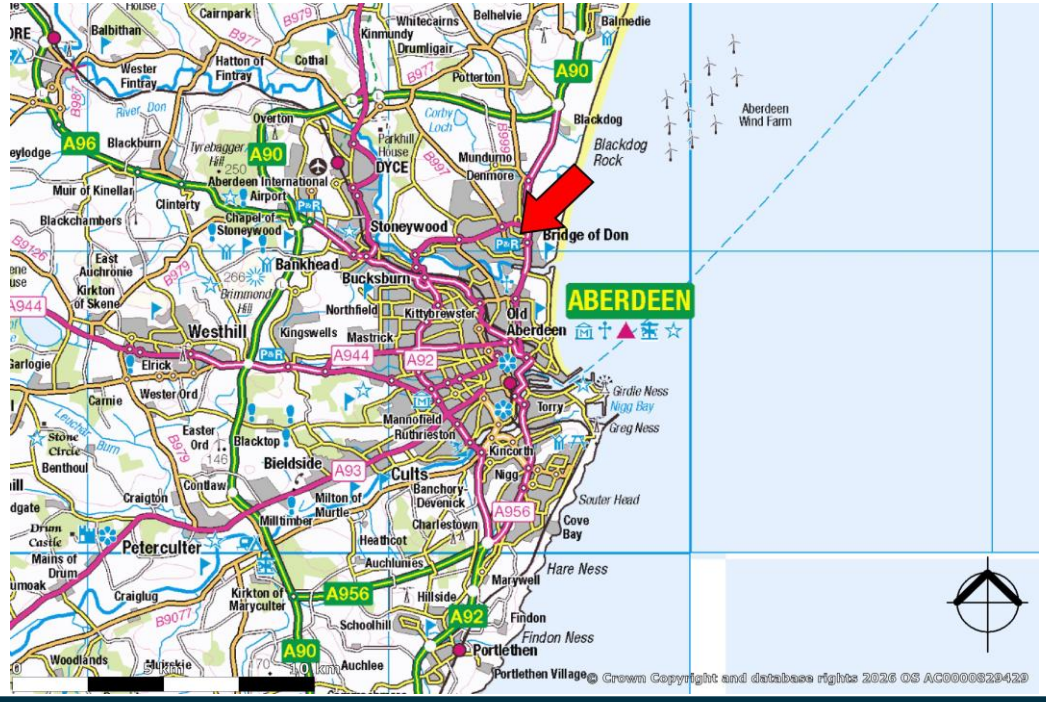
- Let to Royal Mail Group Ltd who have been in occupation since 1996.
- Let at a rent of £44,000 per annum until 27th July 2036 (with tenant break options in July 2029 and 2032).
- Offers over £450,000 exc VAT, reflecting a NIY of 9.38%.
- Heritable Title (Scottish Equiavlent of English Freehold).

LOCATION

Aberdeen is Scotland's third largest city with a population of approximately 220,000 and a regional catchment population of over 500,000. Its status as the Energy Capital of Europe has been established for over 40 years and this is set to continue with a new wave of investment into all types of renewable energy utilising its skilled workforce and onshore/offshore infrastructure. The city has benefited from significant investment in its built environment in recent years. A second harbour port, the South Harbour, was completed in 2023 following a £420 million expansion project. This project was a strategically important part of Scotland's planning framework and is projected to have a long-term economic impact at both local and national levels.

Looking towards the city centre and public realm, there are key infrastructure projects underway as part of the £150 million City Centre and Beach Masterplan. These include a new civic market building, Union Street streetscape upgrades, and beachfront regeneration.

The culmination of these projects is driving diversification of the economy and business growth in the city, resulting in strengthened confidence in investment prospects in Aberdeen.



SITUATION

The subjects are located on the west side of Cloverhill Road, just off Broadfold Road within Bridge of Don Industrial Estate. The Ellon Road (A92) is 0.25 miles from the subjects which provides access to the city centre / North and thereby beyond via the Aberdeen Western Peripheral Route (AWPR) which has a junction only 3 miles to the north. The surrounding area is made up of a mixture of commercial uses. Nearby occupiers include Autosave Components, Fastlane Indoor Raceways, HRH Geology and a number of drive thru restaurants.

DESCRIPTION

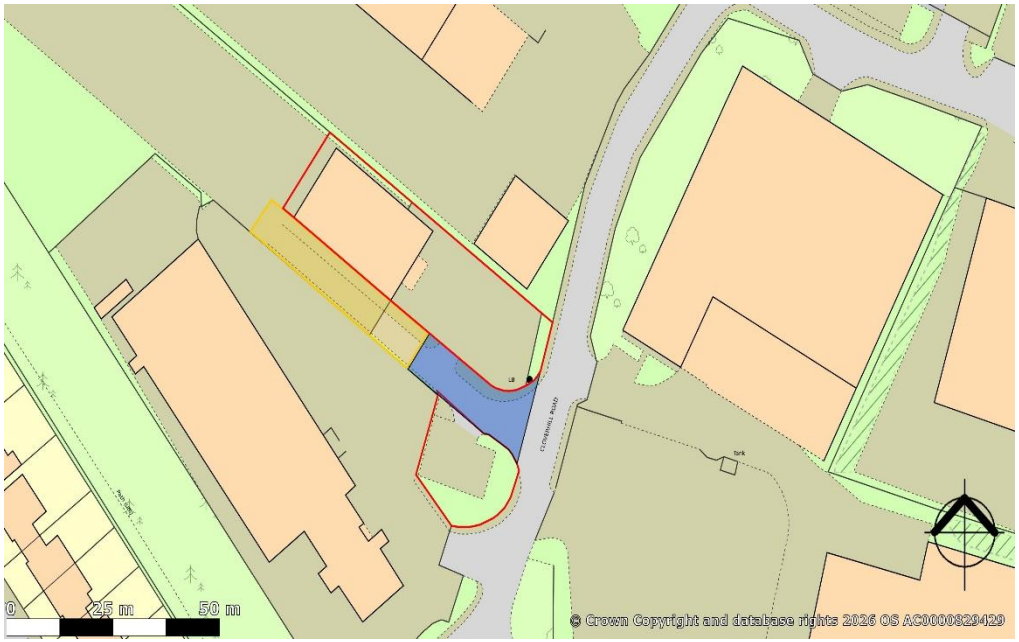
The subjects comprise a modern detached industrial unit which was purpose built for the tenant in 1996. The property has a steel portal frame construction surmounted by a pitched profile metal sheet roof with translucent panels with rendered block and profile metal sheet walls.

Internally

- Warehouse with customer reception, office and staff welfare.
- Modern fit out to suit the operations of the tenant.
- Eaves height of 6.0 metres providing amble vertical space for storage and operations.

Externally

- The sites extends to 0.15 hectares (0.363 acres).
- There is a secure tarmac yard / car park to the front of the unit, which the tenant has designated for 20 parking spaces.
- There is a further separate customer car park that comprises 9 parking spaces





ACCOMMODATION

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

	SQ. M	SQ. FT
Warehouse	408.40	4,396
Office	45.34	488
TOTAL	**453.74**	**4,884**
Yard	427.26	4,599

TENURE

Heritable Interest (Scottish equivalent of English Freehold)

TENANCY

The property was originally let on Full Repairing and Insuring (FRI) lease for 19 years and 360 days from 2nd August 1996. It has since been extended, most recently to 27th July 2036 with tenant only break options at 27th July 2029 and 2032, subject to 6 months prior written notice. The current rent is £44,000 per annum with effect from 27 July 2026. There is provision for an upwards only rent review to open market rental value in 27 July 2031.

TENANT COVENANT

Royal Mail Group Ltd comprises both UK and International parcels and letters delivery businesses under the 'Royal Mail' and 'Parcelforce Worldwide' brands employing approximately 150,000 people. Royal Mail's combined letter and parcel delivery network supports the collection, sorting and delivery of parcels and letters. This includes services Royal Mail provides as the UK's designated Universal Service Provider.

Royal Mail Group Ltd have a Creditsafe risk score of 100 (/100) and shareholders funds of £2,402,000,000.





EPC

The subject has an EPC rating of 'E61'. Full documentation is available upon 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

The property has been elected for VAT and it is anticipated that the sale will be treated as a Transfer of Going Concern.

PROPOSAL

Offers over £450,000 excluding VAT are sought for our client's heritable interest in the building. A purchase at this level would show a net initial yield of 9.38%, after deduction of purchaser's costs and LBTT.

VIEWING

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



To arrange a viewing please contact:



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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: October 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.