

SITE FOR SALE



ABERDEEN ARGYLL WAY/INTERNATIONAL GATE

LEWIS-SUTTON.COM



**Suitable for a number of
uses (subject to planning)
including:-**

- Drive-thru
- Leisure/Padel
- Pub/restaurant
- Hotel
- Office and Industrial/
Warehouse uses



Location

The site sits on the junction of Argyll Way/International Gate off Dyce Drive near Aberdeen International Airport and ABZ Business Park in Dyce 7 miles from Aberdeen city centre. Nearby hotel/F&B occupiers include Courtyard by Marriot, Crown Plaza Aberdeen Airport, the Leonardo Hotel, Holiday Inn Express and The Dyce Farm Pub and Carvery (Green King) as well as Aker Solutions, Welltec Limited, Teledyne Marine and Oceanscan.

The Property

The site comprises a level site bounded by Argyll Way and International Gate off Dyce Drive and as highlighted on the location and site plans respectively.

Accommodation

Approximately 1.49 acres
(0.629 ha).

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Tenure

The heritable title (English equivalent of freehold title) of the site is offered for sale.

Planning

Planning reference 180980 confers consent for Class 4 (Business), Class 5 (General Industrial), Class 6 (storage and distribution) and Class 7 (Hotels and Hostels) approved in December 2012. A further consent ratified by a under a Certificate of Lawful Use was granted in June 2015 (141391) for a 156 bedroom hotel.

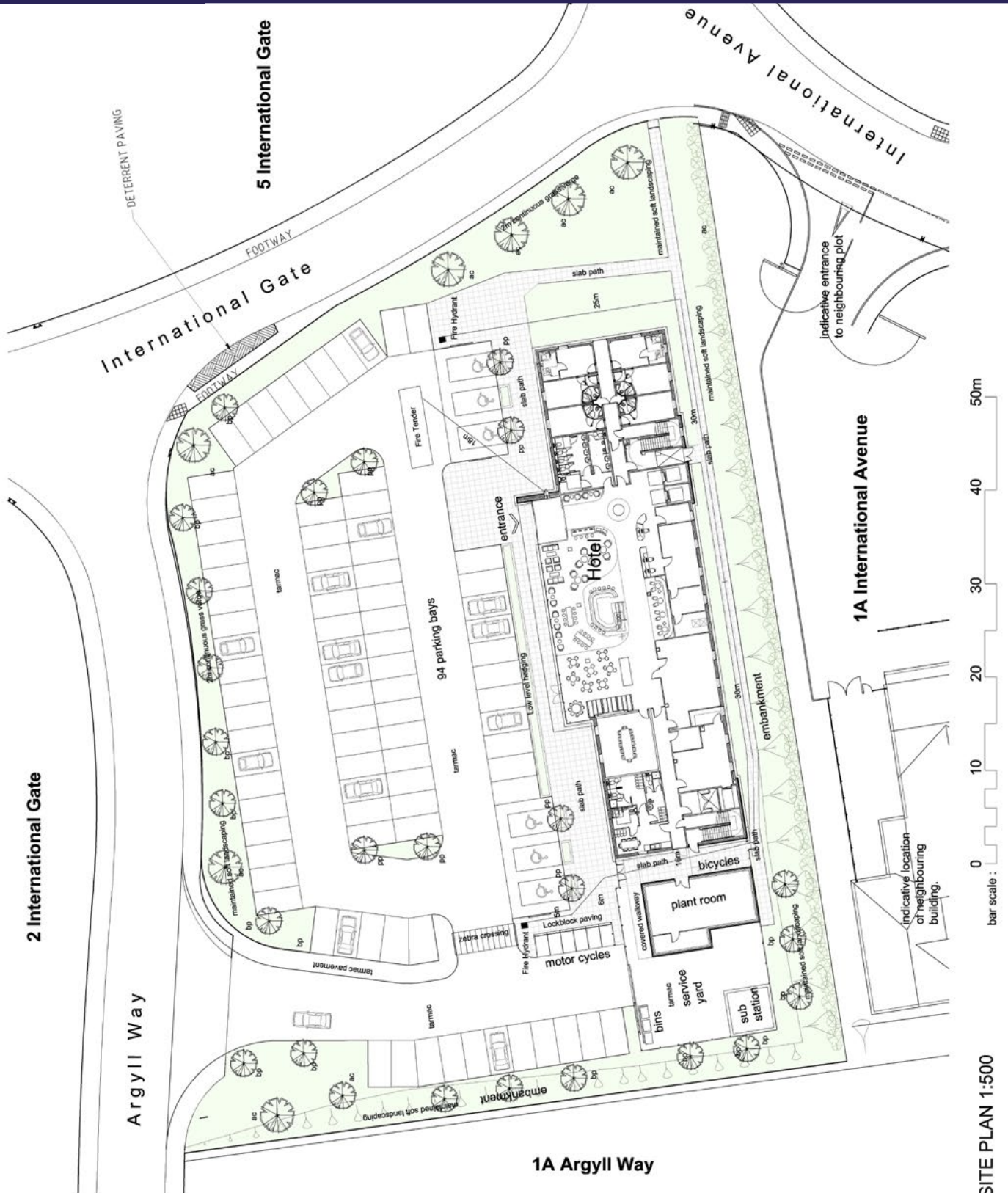
Interested parties are advised to make their own enquiries of Aberdeen City Council.

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CONSENTED HOTEL LAYOUT

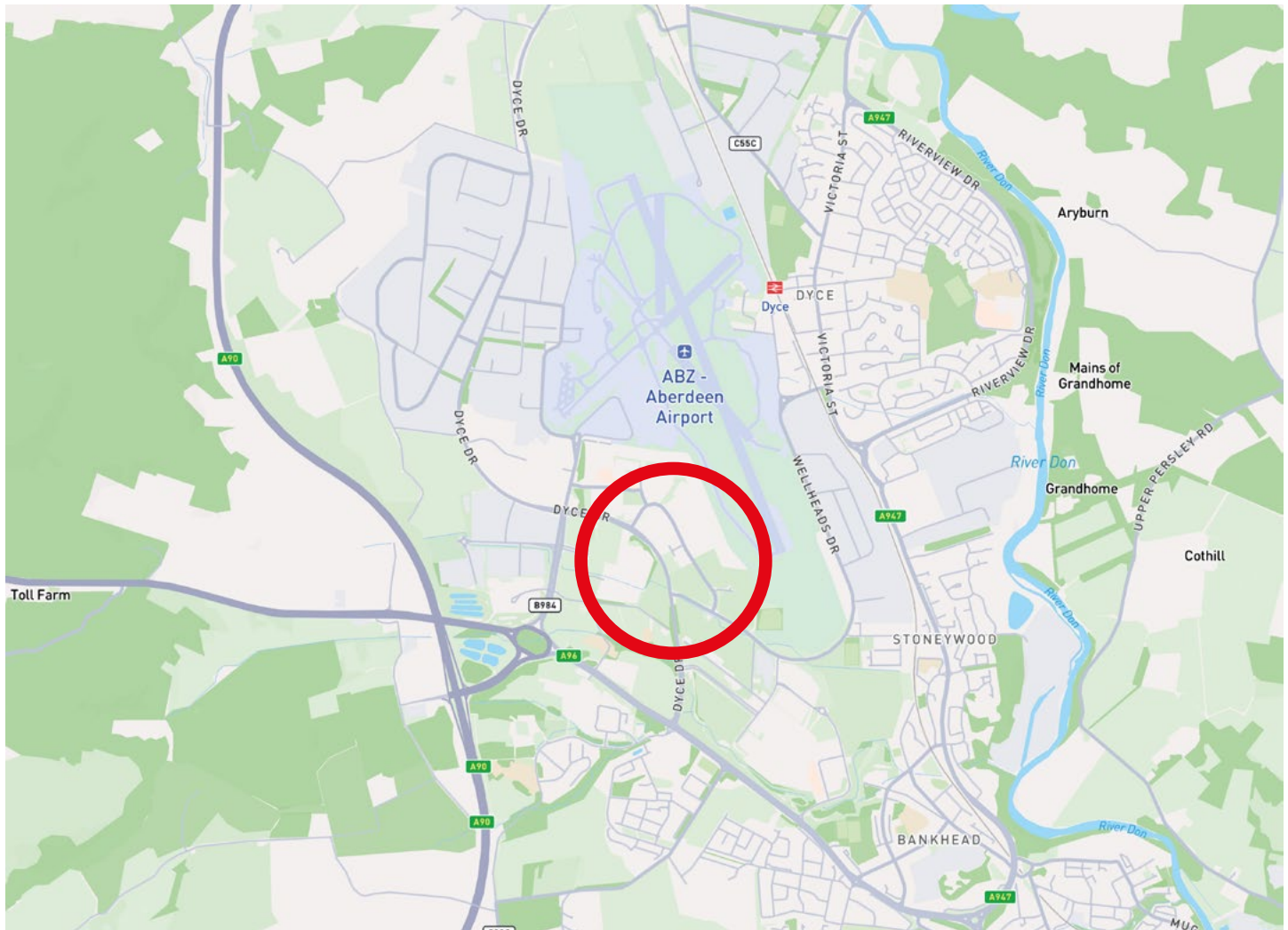


Viewing & Further Information

Lewis Sutton Property Consultants

Lynedoch Place, Edinburgh EH3 7PX

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Price

Offers for the interest in the heritable title are invited on a conditional and unconditional basis.

Rateable Value

The buyer will be responsible for paying Local Authority Business Rates if charged post-acquisition.

VAT

All rents, prices and service charges referred to herein are exclusive of VAT.

Legal Fees

Both parties are to bear their own legal costs incurred in the preparation and settlement of documents pertaining to the transaction including any VAT, LBTT and registration fees chargeable thereon.

Anti-Money Laundering Regulations

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be requested at the relevant time.