

**FOR SALE /
MAY LET**

**Retail / Commercial
Units in Chapelton**

- **New Build Specification**
- **Sizes from 646 sqft.**
- **Opportunity to be established in the heart of growing Chapelton community**



GEDDES SQUARE, CHAPELTON, AB39 8BB

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Schedule of Accommodation

GEDDES SQUARE, CHAPELTON, AB39 8BB

The following table outlines the accommodation for the planned commercial units within the development:

Plot No.	m ²	ft ²
Plot 17	60	646
Plot 18	60	646
Plot 28	101	1,087
Plot 51 *	171	1,840
Plot 57	83.8	902
Plot 62	78.5	845
Plot 63	121	1,302
Plot 64	76.5	823
Plot 65	76.5	823
Plot 70	76.5	823
Plot 71	70.60	760
Plot 89	76.5	823
Plot 95	59.3	638
Plot 96	76.5	823
Plot 108	87.8	945

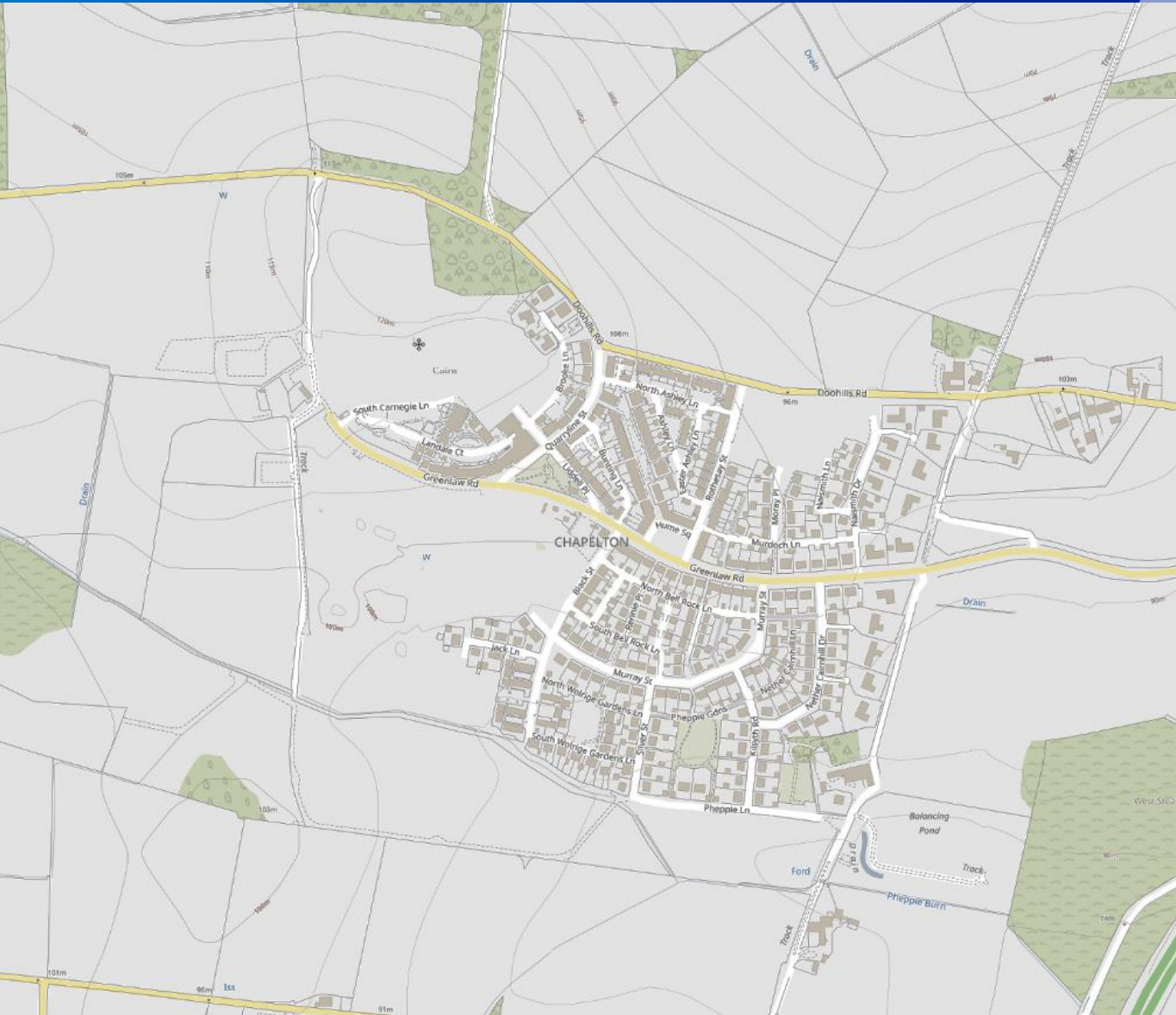
- The above accommodation is calculated on a Gross Internal Area Basis.
- Elevations and floor plans for each plot are available on request.

* Highlighted for potential Sui Generis – Public House Use



Location

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Chapelton lies 5 miles to the south of Aberdeen to the East of the A90 with Muchalls, Newtonhill and Portlethen a short distance to the East/North-East. With excellent connectivity to the A90, the site provide excellent means of access to the South (Dundee 50 miles/ Perth 65 miles).

Geddes Square will form part of the next phase of the development, providing an area which will become the heart of the neighbourhood and further enhance the distinctive nature of the Chapelton settlement. The site will be accessed via Greenlaw Road / Liddell Place.



Description

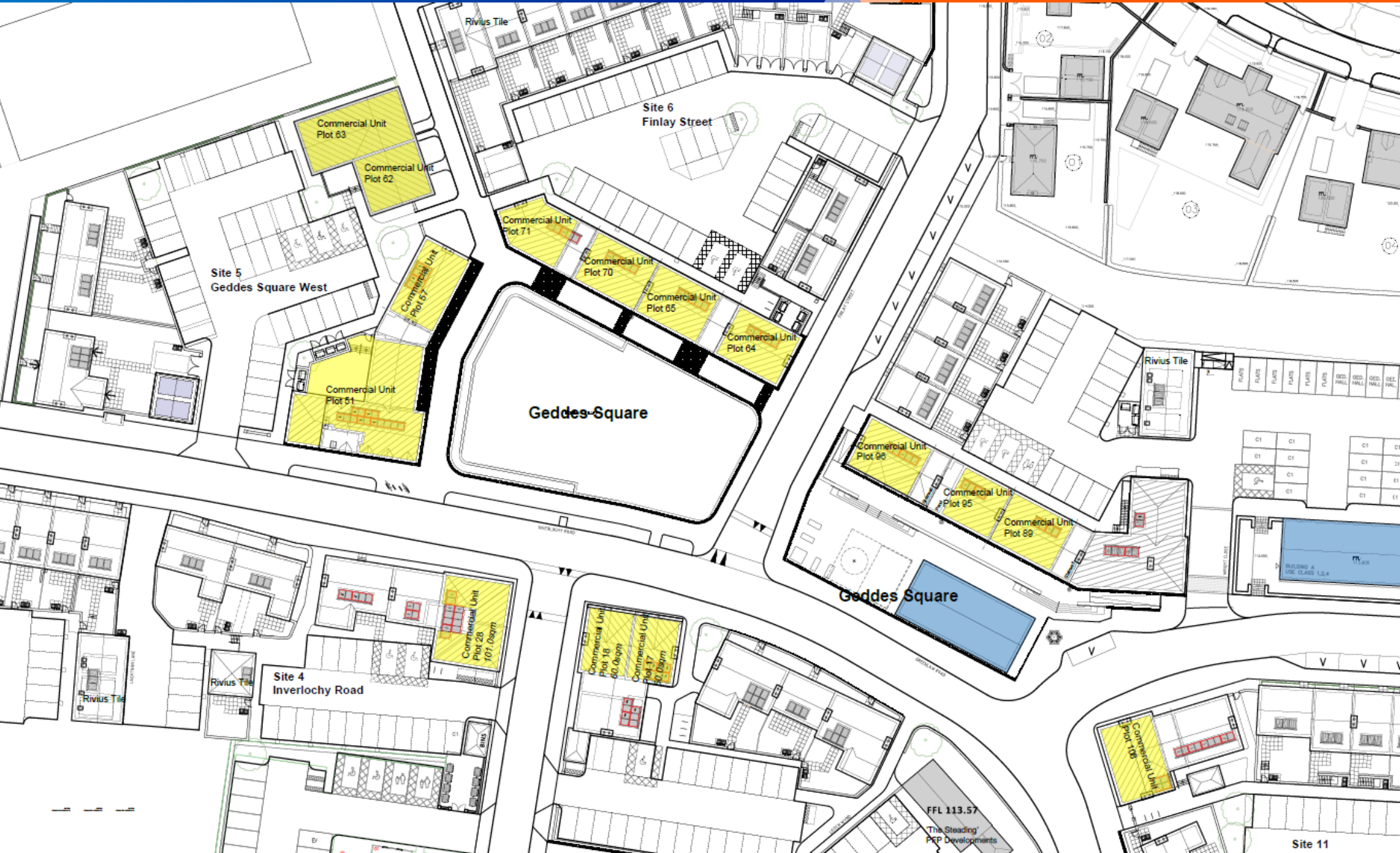


FIND ON GOOGLE MAPS



Site Plan – Geddes Square

GEDDES SQUARE, CHAPELTON, AB39 8BB



Site 11



Specification

GEDDES SQUARE, CHAPELTON, AB39 8BB



Front Elevation D 1:100

Front Elevation A 1:100



Rear Elevation C 1:100

Gable Elevation B 1:100

Indicative Elevations

See following specification overview:

- **Main Structure:** The main structure is a steel frame on the ground floor with a concrete slab creating a separating floor between the commercial unit and the residential properties above. The access to the commercial unit is independent from the access to the residential properties. The external walls are constructed of timber panels spanning between the steel structure with cavity and blockwork external leaf. The external walls will be taped and filled to provide fire protection to the structure.
- **External Walls:** Timber kit infill panels, cavity blockwork finished with render.
- **Floor Construction:** Ground floor reinforced concrete slab, first floor separating concrete slab between the residential flats
- **Roof:** Natural slates on breather membrane on sarking boards. Sarnifil to flat roof areas. Zinc ridge and lead flashings elsewhere. Aluclad gutters and downpipes to street frontage elevations, PVC elsewhere.
- **Windows and Doors:** High performance timber windows and doors.
- **Thermal performance:** Available on request

On handover of the shell, a completion certificate will provide for the shell only.



Services

The unit will be serviced with power and water at locations in accordance with the design code and service providers guidance.

Price

On Application.

Date of Entry

The units listed will become available in phases, with the earliest estimated completion scheduled for Autumn 2025.

Lease Terms

Consideration will be given to enquiries of a letting nature, however, preference will be in favour of purchasers.

Closing Date

At this time a closing date has not been set, however, we would endeavour to let all interested parties know if this changes.

Rateable Value

The subjects require to be assed upon entry.

Energy Performance Certificate

The subjects have a target EPC rating of 'TBC'.

VAT

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

Legal Costs

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration dues etc.

Get in Touch

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



Shona Boyd

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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