



## To Let - Drive Thru Opportunity – Taco Bell (Subject to vacant possession) Prime Roadside Position

**New lease available**

**Rent: Offers invited**

### Location

The subject premises are located within Haudagain Retail Park, a prominent retail development situated at the Haudagain roundabout where the main arterial routes of the A90 and A96 trunk roads meet.

The location is easily accessible from all parts of the City and occupiers within the locale include American Golf, KFC, Pets & Care, Pizza Hut, Majestic Wine and Farmfoods.

### Accommodation

The opportunity comprises of a detached property with main road frontage and associated drive thru facilities. The premises can be accessed from the retail development or from a secondary entrance from Great Northern Road. There is additional car parking within the retail development for customer use.

The unit underwent a significant redevelopment and upgrade in late 2020/early 2021 to create a standalone drive thru unit and consequently provides for modern accommodation with the benefit of extensive glazing. Internally, the unit has undergone substantial investment resulting in a high quality, well-designed and spacious interior. The accommodation provides for a seating area, serving area, kitchen, preparation area and staff and customer facilities.

The premises extends to the following areas –

Ground Floor 1,990 sqft / 184.88 sqm

### Rent

Offers Invited.

### Lease

The subjects are available on a new FRI lease.

### EPC

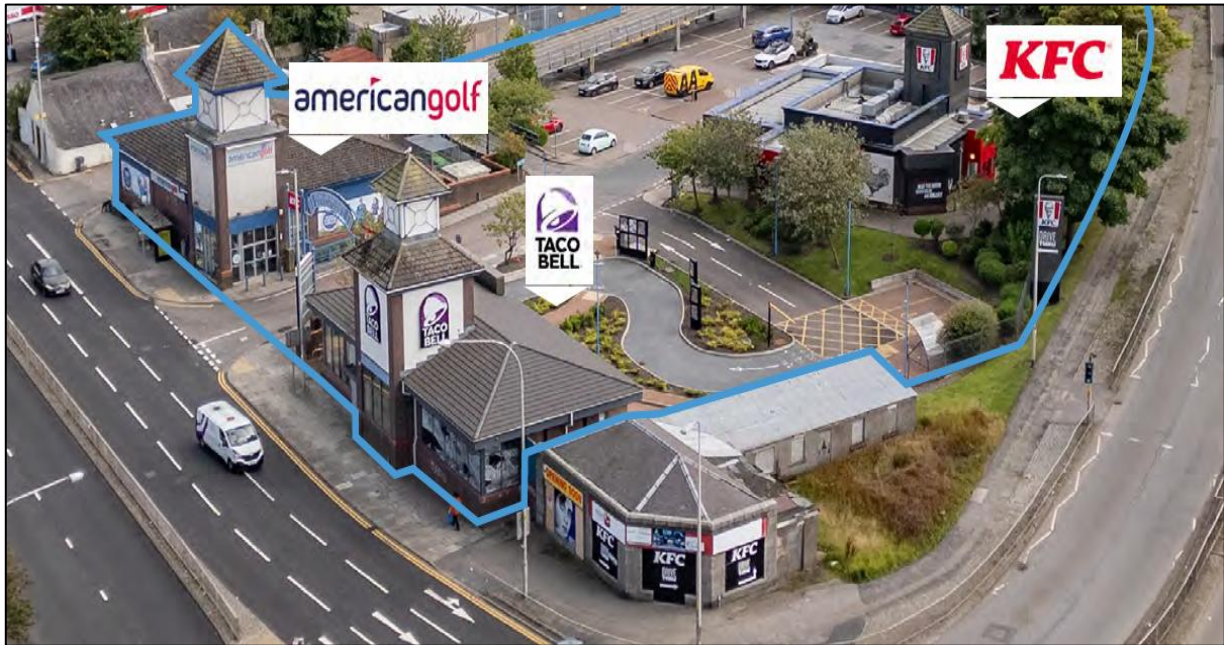
On application

### Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



Unit 4, Haudagain Retail Park  
Great Northern Road  
Aberdeen AB24 2BQ





**BRITTON**  
PROPERTY

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**Viewing strictly by appointment with BRITTON PROPERTY**

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