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WESTHILL



Old Skene Road, Aberdeen, AB32 6RL

220,000

people within
Aberdeen City Centre



500,000

people populating the
catchment area



Top 10

Ranking in the UK for
foreign direct investment

25

of Scotland's top 100 businesses
are located in Aberdeen

30,000

students educated at University of
Aberdeen and Robert Gordon University



£16bn

of public and private investment
by 2030

ABERDEEN

Aberdeen is the third largest city in Scotland and is the energy capital of Europe as well as being the administrative centre for the north east of Scotland. The city has a population of approximately 220,000 with a catchment population of 500,000. This includes approximately 30,000 students in further education with Aberdeen being the home to two universities – University of Aberdeen and Robert Gordon University.

The region has been awarded a significant investment of £20m into its cultural and heritage strategy from the UK Government's Levelling Up fund. Work is also progressing on the Aberdeen City Centre and Beach masterplan which is a transformative regeneration of the city centre, former market and beach front.



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Further to this, Aberdeen and North East Scotland is set to have an influx of approximately £16bn of public and private investment by 2030 as well as having £17bn invested into Aberdeen due to the direct infrastructure investment for the ScotWind projects. The North-east economy has also recently been named as one of Scotland's first investment zones and is expected to receive a further £80m in targeted investment and tax reliefs focused around sustainability.

The city has excellent road, rail and air communication links with the rest of Scotland and the UK. The A90 links Aberdeen to the national motorway network with the train station providing regular direct services to all Scottish Cities and London. Aberdeen airport is located 7 miles north west of the city centre and has a variety of domestic and international destinations it services.



SITUATION

Westhill District Centre is located in the heart of Westhill which is one of Aberdeen's most affluent suburbs.

The centre commands a prominent position on the corner of Old Skene Road and Westhill Drive, the latter providing direct access to the A944 and is approximately 7 miles west of the city centre (15 minutes' drive).

Westhill has benefited from the completion of the Aberdeen Western Peripheral Route (AWPR) in 2019 which has enhanced the centres accessibility.

Westhill is home to a number of businesses. In close proximity to Westhill District Centre is Westhill Business Park which is home to a variety of well known occupiers such as Subsea 7, Technip, Total Energies, and IKM Testing UK.



DESCRIPTION

Westhill District Centre comprises a purpose built district centre anchored by M&S Simply Food and Home Bargains, with a total of 28 retail units and 6 office suites at first floor level. The centre is of brick construction under a mix of flat and multi pitched tile clad roof system and comprises three interlinked terraces of retail units partly arranged around a central walkway.

In 2015, the completion of a new 15,000 sq ft development, occupied by Home Bargains and Costa, increased the size of the centre to 61,332 sq ft which comprises 4,683 sq ft of office accommodation and 56,482 sq ft of retail.

The centre also has 314 car parking spaces. Planning permission has been granted to install four EV charging points and lease negotiations are underway with Gridserve.

CATCHMENT & DEMOGRAPHICS



Aberdeen has one of the most affluent catchment populations in the UK with Westhill being one of Aberdeen's most affluent suburbs. Westhill District Centre has a population of approximately 30,700 within a 10 minute drive and 324,000 within a 20 minute drive which includes Aberdeen City Centre, Stonehaven and Portlethen.

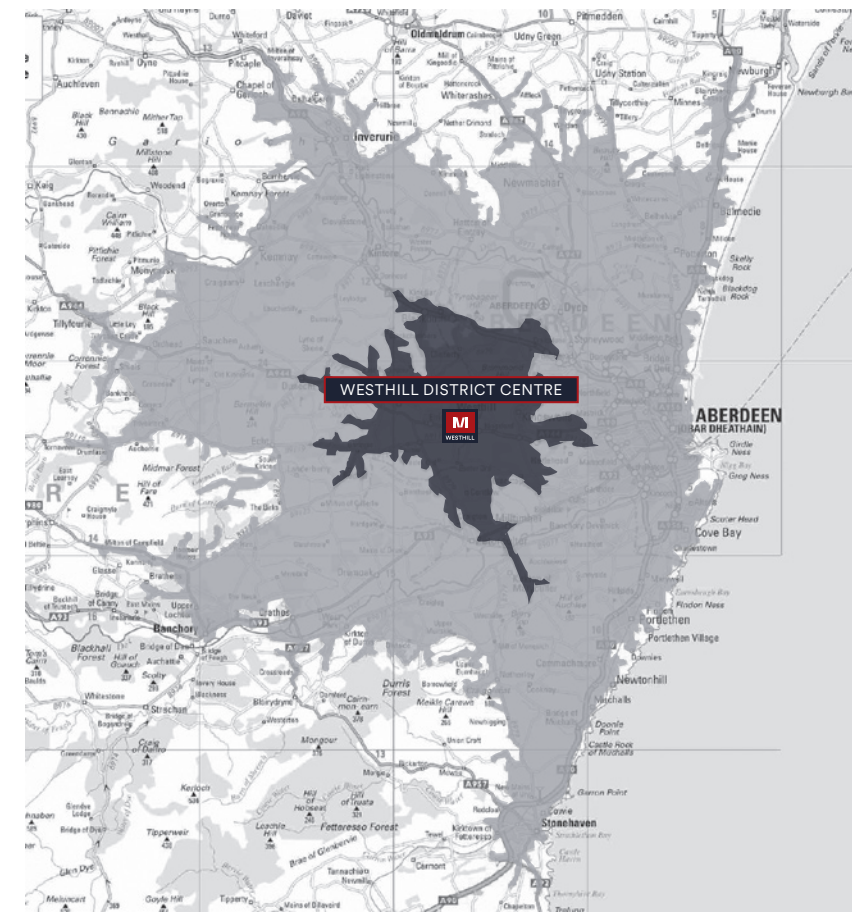
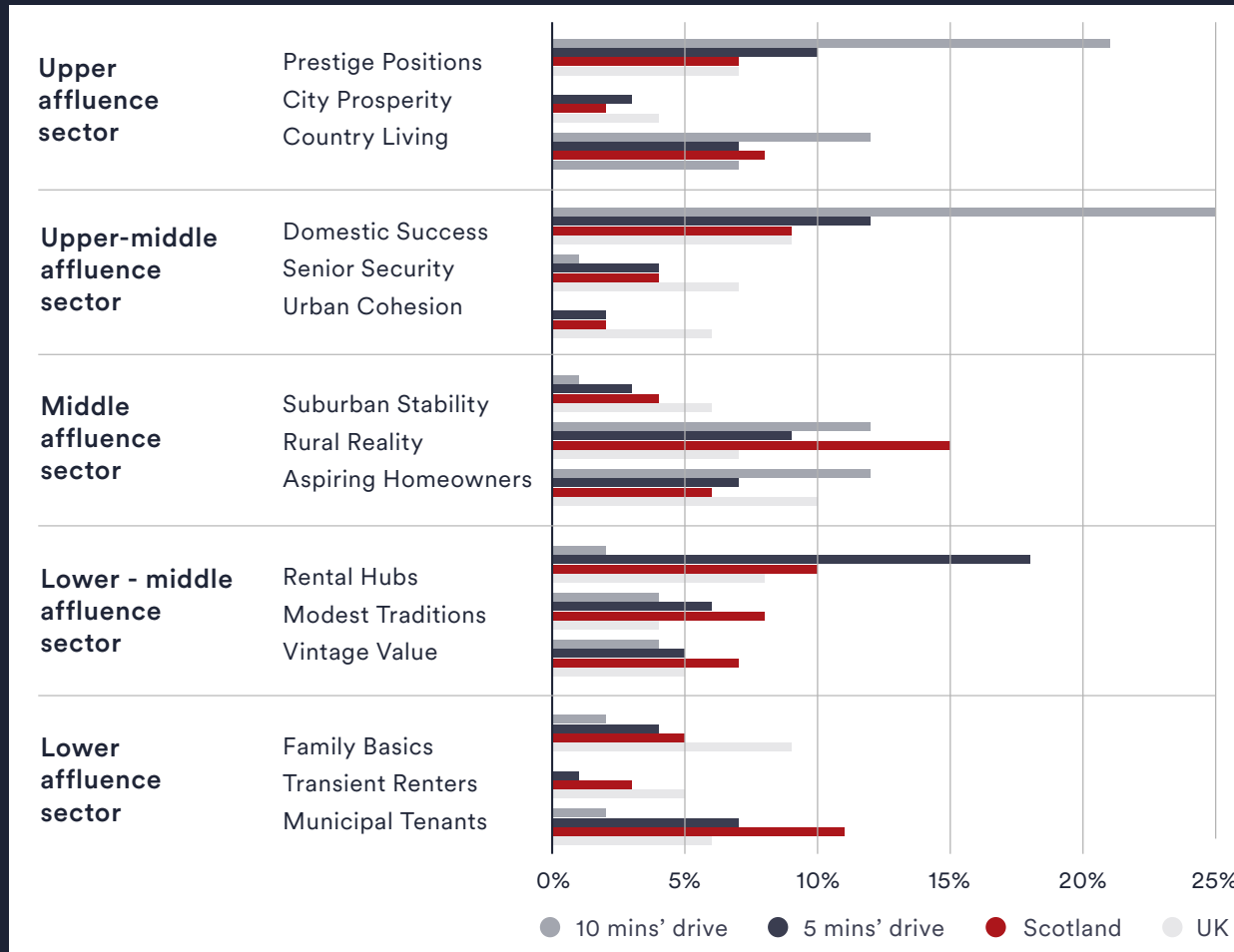
There is a diverse demographic base within Westhill, with a significant percentage in the more affluent subcategories of "Prestige Positions" and "Country Living" representing 21% and 12% of

34%
of the population within a 10 minute drive is in the upper affluent sector compared to 19% in the UK.

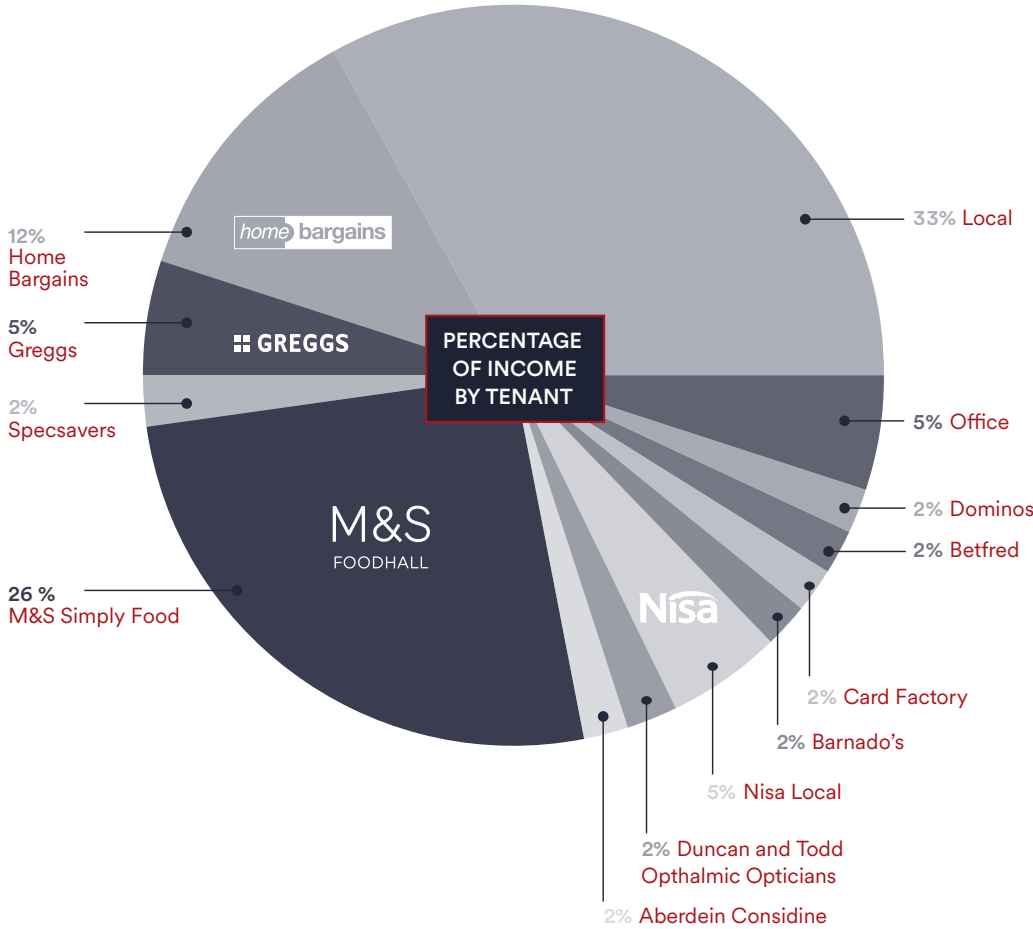
£25
of Scotland's top 100 businesses located in Aberdeen

£4,255
per annum is the average expenditure on comparison goods

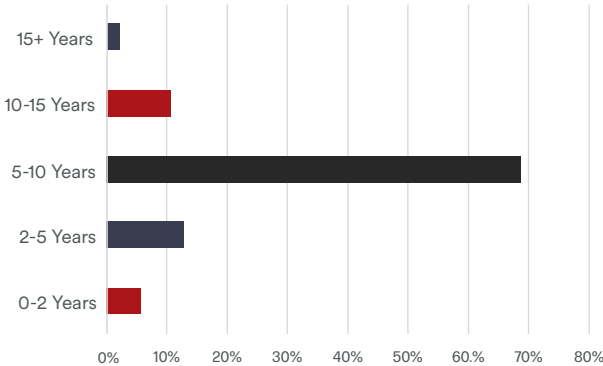
3.2%
unemployment rate in Aberdeen



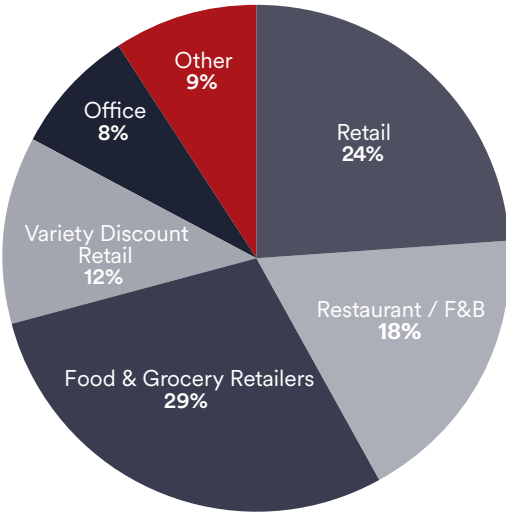
INCOME ANALYSIS



INCOME EXPIRY PROFILE



INCOME BY SECTOR



- 32** TENANTS
- 100%** OCCUPIED
- £1.219m** INCOME PER ANNUM IN POUNDS
- 5.8** WAULTC
- £19.87** AVERAGE RENT PER SQ FT

PROMINENT RETAIL LOCATION

Location - AB32 6RL

Westhill is located approximately 7 miles west of Aberdeen City Centre and is 4.86 miles from the Dyce Railway Station. To the south of Westhill District Centre lies Denman Park and the Arnhall Nature Reserve and other nearby amenities including the Westhill Swimming Pool, and occupiers such as Aldi.

SERVICE CHARGE & INSURANCE

There is a service charge arrangement in place.

The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



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