

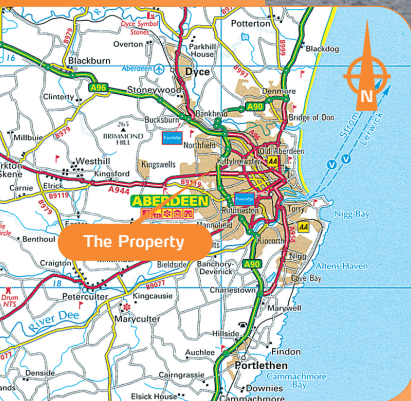
lot 32

Ashgrove Telephone Exchange, North Anderson Drive Aberdeen, Aberdeenshire AB16 5UL

Rent
£13,800
per annum
exclusive

Heritable Ground Rent Investment

- Entirely let to British Telecommunications plc until 2069
- Located adjacent to the Ago
- Comprises a site area of 0.214 hectares (0.53 acres)
- Six week completion available



Location

Miles: 2 miles west of Aberdeen city centre
60 miles north of Dundee

Roads: Ago, Agon

Rail: Aberdeen Rail Station (direct to Edinburgh)

Air: Aberdeen Airport

Situation

Aberdeen is Scotland's third largest city, with a population of approximately 215,000 and is synonymous with the Oil and Gas Industry. The city accounts for around 25% of the entire Scottish GDP and over 20 major oil operators are located in Aberdeen. The property is situated adjacent to the Ago which acts as the main communication route on the East Coast of Scotland and is some 2 miles from the city centre.

Description

The property comprises a site area of approximately 0.214 hectares (0.53 acres) upon which has been constructed a telephone exchange. The property benefits from gated, on-site car parking.

Tenure

Heritable (Scottish equivalent of an English Freehold)

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Site Area	Tenant	Term	Rent p.a.x.	Review
Ground	Telephone Exchange	0.214 hectares (0.53 acres)	BRITISH TELECOMMUNICATIONS PLC (1)	99 years from 25/03/1970 until 2069 (3)	£13,800	2033 (2)
Totals		0.214 hectares (0.53 acres)			£13,800	

(1) British Telecommunications PLC reported a turnover of £18,897,000,000, a pre-tax profit of £2,739,000,000 and a total net worth of £18,226,000,000. Source www.riskdisk.com (24/10/2012).

(2) The rent is reviewed to ground rental value.

(3) There is a tenant option to extend the lease at the end of the term for not less than 20 years and one day.

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