

**FOR SALE / MAY  
LET**

## **Retail / Commercial Unit in Chapelton**

**New build specifications**

**Opportunity to acquire or invest in  
the heart of growing Chapelton  
community**

**Size – 101 SQM (1,087 SQFT)**

**Price On Application**



**PLOT 28, GEDDES SQUARE, CHAPELTON, AB39 8BB**

**CONTACT: Shona Boyd** [shona.boyd@shepherd.co.uk](mailto:shona.boyd@shepherd.co.uk) | 01224 202800 | [shepherd.co.uk](http://shepherd.co.uk)

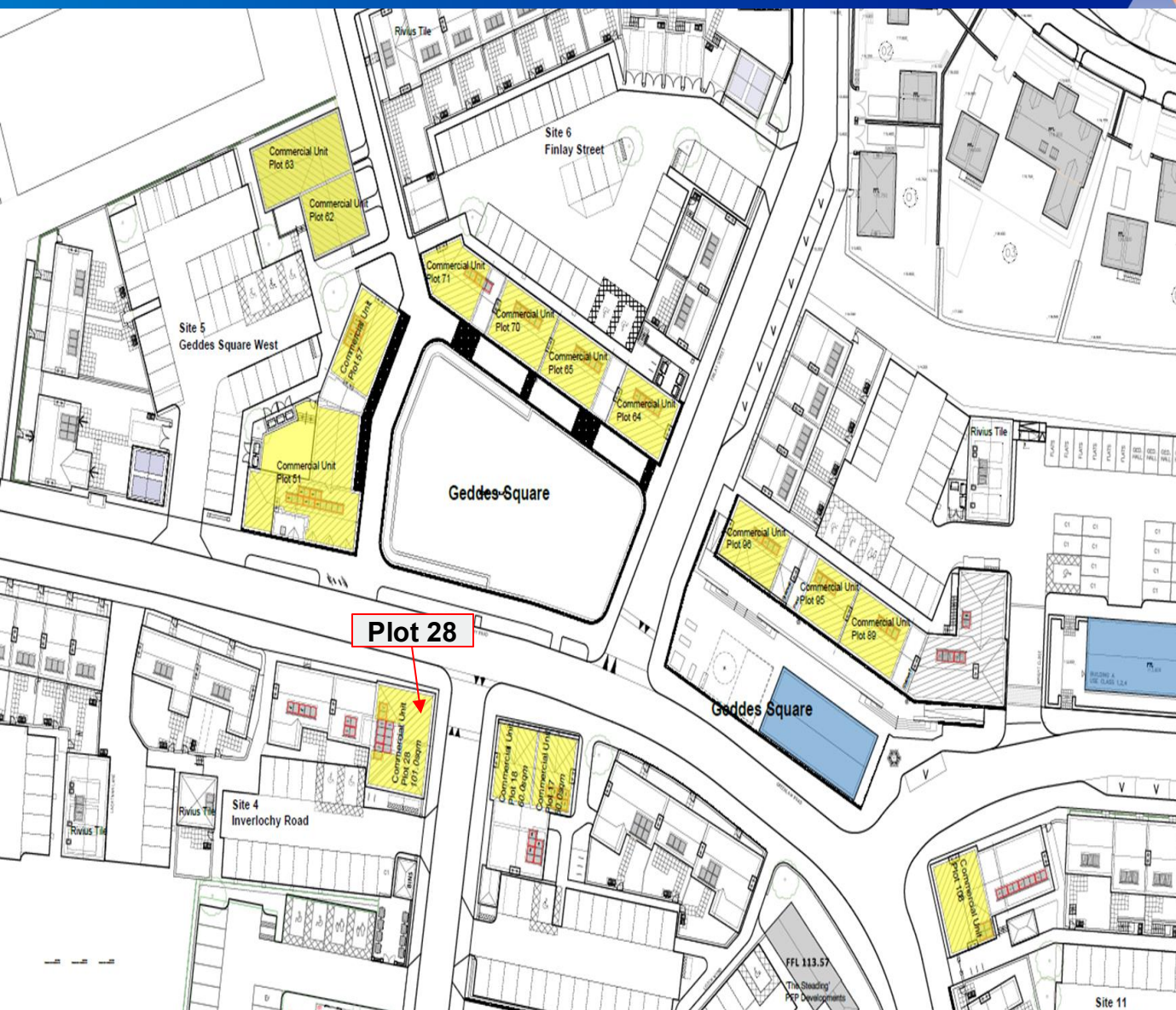






# Location

PLOT 28, GEDDES SQUARE, CHAPELTON, AB39 8BB



Chapeltown 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 neighborhood and further enhance the distinctive nature of the Chapeltown settlement. The site will be accessed via Greenlaw Road / Liddell Place.



FIND ON GOOGLE MAPS



The plot will be provided in shell condition with the 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. Samifil 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.***



## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Total	101	1,087

The above accommodation is calculated on a Gross Internal Area Basis.

## Price

On Application.

## Date of Entry

Plot 28 is scheduled for completion late 2025 / early 2026.

Further plots will become available in phases with more detail available on request.

## Lease Terms

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

## Services

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

## Rateable Value

The subjects require to be assessed upon entry.

## VAT

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

Please note that there **will be** VAT applicable to the purchase price.

## 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.

*Please see following side for further schedule of plots becoming available around Geddes Square...*



Front Elevation C 1:100



Front Elevation B 1:100

**Indicative Elevations (Plot 28)**





# Development Schedule

PLOT 28, GEDDES SQUARE, CHAPELTON, AB39 8BB

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

Plot No.	m <sup>2</sup>	ft <sup>2</sup>
Plot 17 – <b>UNDER OFFER</b>	60	646
Plot 18 – <b>UNDER OFFER</b>	60	646
Plot 28	101	1,087
Plot 51 * Public House	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

**If any of the above plots are of interest, please do not hesitate to get in touch to note interest and request further details.**

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. May 2025

## Get in Touch

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



**Shona Boyd**

[Shona.boyd@shepherd.co.uk](mailto:Shona.boyd@shepherd.co.uk)

### Shepherd Chartered Surveyors

35 Queens Road, Aberdeen. AB15 4ZN

t: 01224 202814



### 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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