

Cyan Properties Limited

**PLANNING SUPPORTING
STATEMENT:**

**Amendments to Application Ref;
P140924 for Proposed Partial Change
of Use of Existing Makro Wholesale
Retail Warehouse From Class 6:
Storage or Distribution to Class 1:
Retail**

**Makro,
Wellington Circle,
Aberdeen,
AB12 3QW**

17 July 2015

Ryden LLP
25 Albyn Place
Aberdeen
AB10 1YL



Contents

- 1.0 Introduction
- 2.0 Background
- 3.0 Amended Proposals
- 4.0 Justification
- 5.0 Conclusions

Appendices

- Appendix (1) Details of Approaches to Supermarket Operators
- Appendix (2) IKEA proposed store layout

1.0 INTRODUCTION

1.1 This Planning Statement has been prepared by Ryden on behalf of Cyan Properties Limited and is submitted in support of amended proposals for the partial change of use of the existing Makro Superstore at Wellington Circle, from Class 6: Storage or Distribution, to Class 1: Retail, in accordance with the Town & Country Planning (Use Classes) (Scotland) Order 1997. The amended proposals are for the sub-division of the unit to retain a wholesale warehouse use extending to 4,502 sq m gross floor area (GFA) with the remainder of the unit, extending to 5,750 sqm, sub-divided to create two further units capable of accommodating Class 1 Retail use rather than the single unit initially proposed.

1.2 Makro, now part of the Booker Group, would downsize and occupy the wholesale warehouse element. The retail uses would comprise a unit of 1,476 sq m to be occupied for convenience retail use and a larger unit of 4,274 sq m to be occupied by a new concept order and collect unit for IKEA.

1.3 Consequential amendments have been made to the elevational treatment of the building and layout of the site. Amended plans include;

- Proposed site layout.
- Proposed ground floor plan.
- Proposed first floor plan.
- Proposed elevations, and
- Perspective images.

1.4 The original proposals (P140924) were submitted on 2 July 2014 and considered by Planning Development Management Committee on 18 June 2015. Those proposals sought the sub-division of the unit to create a Class 1 Retail use of 5,750 sq m gross floor area capable of accommodating a supermarket use. The balance of the unit extending to 4,502 sq m being retained for wholesale warehouse use.

2.0 BACKGROUND

2.1 The site has been occupied since 1992 by a wholesale superstore, operated by Makro, with 507 spaces of associated car parking, landscaping and access, with a service yard to the rear. The site covers approximately 3.5 hectares, with the existing store providing approximately 10,252 sq m of gross floor area, inclusive of a mezzanine floor. This store has operated with the benefit of a Class 6, Storage & Distribution use. This store currently under-trades in its current format and Makro itself has recently been acquired by Booker Cash & Carry. Their current lease expires in July 2015. With the impending lease expiry Makro sought either to vacate the building or to downsize to better reflect the nature of their current business.

- 2.2 Cyan Properties Limited, as owners of the building, sought to accommodate their requirements and secure an alternative use for the remainder of the building. Recognising the extant Aberdeen Local Development Plan's designation of the Altens Thistle Hotel site as a retail opportunity and the fact that that was not deliverable, Cyan Properties Limited sought the partial change of use of the building to accommodate Class 1 Retail use. The preference was to accommodate a supermarket in the balance of the building comprising 5,750 sq m gross floor area, 70% of which would be for convenience goods and the remaining 30% for comparison goods.
- 2.3 Extensive pre-application discussions were undertaken with Officers and with those Community Councils lying within the catchment of the proposed retail use. Those discussions were positive and approaches were made, on behalf of Cyan, to the main supermarket operators. Two operators expressed an interest in the site, attracted by the fact it proposed the reuse of an existing building rather than a new build, and whilst negotiations continued with those operators, neither would commit until such time as planning permission had been secured.
- 2.4 A planning application for proposed alterations to the existing building, (including recladding) and part change of use of 5,750 sq m from wholesale retail warehouse (Class 6) to supermarket (Class 1) was submitted on 17 June 2014. That application, reference P140924, was registered on 2 July 2014. As well as associated layout and elevational plans, the application was accompanied by a Retail Impact Assessment and a Transport Assessment.
- 2.5 A single letter of objection was submitted in response to the proposals by a competing developer. The Community Councils within the catchment area of the proposed retail use expressed support for the proposals, but raised issues regarding traffic and potential impacts on the road network. Extensive discussions took place with Officers post-submission of the application and a package of road improvement measures were identified and agreed with Officers. Those improvements were costed and Cyan Properties Limited undertook to meet the costs of those works.
- 2.6 In tandem with the planning application process Cyan Properties sought the inclusion of the Makro site in the emerging Aberdeen Local Development Plan 2016 as an opportunity for retail use to replace that of the Altens Thistle Hotel identified in the extant Plan. The proposed Plan, published for consultation in March 2015, identified the entire Makro site, extending to 3.5 hectares, as an opportunity for change of use to Class 1 retail. Public consultation on the proposed Plan ended on 8 June 2015. At the closing date five representations were submitted in respect of the site's proposed allocation for retail use. Only one of those representations objected to the allocation preferring a site on their land to the south of Loirston Loch.

- 2.7 Having agreed contributions towards road improvements and securing a favourable designation, with limited challenge, in the proposed Local Development Plan the application was reported to the Planning Development Management Committee on 18 Jun 2015. Officer's recommendation was for conditional approval subject to developer contributions towards the Strategic Transport Fund and towards mitigation on the local roads network. At their meeting Members unanimously supported the recommendation and expressed a willingness to grant planning permission subject to conclusion of a Section 75 Agreement. That Agreement is presently in the course of preparation.
- 2.8 With the benefit of the willingness to grant planning permission for retail use the two operators who had previously expressed an interest in the site were approached with a view to progressing negotiations. Unfortunately, both advised that as a consequence of current market conditions, affecting the entire industry, they were no longer interested in the property. Further approaches were also made to those other operators spoken to previously, but all confirmed that they were unable to commit to further store openings at the current time or in the foreseeable future. Details of the approaches and the various responses are set out in the letter from Savills attached at Appendix 1. In effect, none of the operators were prepared to commit to a larger format supermarket, the market currently being for smaller formats of circa 900-1,600 sq m to serve local convenience shopping need.
- 2.9 Subsequent to the Planning Development Management Committee's willingness to grant planning permission, IKEA approached Cyan Properties Limited expressing an interest in locating their new concept 'Order & Collect' store in part of the building. Their requirement is for a unit of circa 4,274 sq m to be open for trading by Christmas 2015. To facilitate this IKEA stipulate that the unit must be available for handover by 30 November 2015. To achieve this IKEA sought the reuse of an existing building with the benefit of Storage & Distribution use as this was considered the primary use of their new concept stores.
- 2.10 Having already committed to a downsized Makro unit the proposals, when combined with IKEA's requirements, left an area of 1,476 sq m capable of being occupied for local convenience retailing. Subsequent discussions with Officers and the local Councillor expressed a preference to amend the proposals considered by Committee on 18 June 2015 to make provision for the sub-division of the building to accommodate the three units comprising the downsized Makro, a local convenience store of 1,476 sq m, and a unit capable of accommodating IKEA extending to 4,274 sq m.

3.0 AMENDED PROPOSALS

- 3.1 The proposals before the Planning Development Management Committee on 18 June 2015, which Committee were minded to approve, involved the sub-division of the existing Makro store to accommodate a downsized wholesale warehouse of 4,502 sq m and a supermarket extending to 5,750 sq m in the remainder of the building. A condition to be attached to the planning permission restricted the retail floor space to 5,750 sq m (GFA) for the sale of 70% convenience, and 30% comparison goods.
- 3.2 The amended proposals seek to sub-divide the existing store into three units. The wholesale retail warehouse, to accommodate a downsized Makro unit, will remain at 4,502 sq m. The remaining floor space of 5,750 sq m will be split to accommodate two Class 1 Retail units. Unit B extending to 1,476 sq m GFA will be capable of accommodating a convenience store whilst the remaining unit extending to 4,274 sq m will accommodate an IKEA new concept 'Order & Collect' store.
- 3.3 Branded an "Order & Collection Point", the store represents a new format for IKEA. The intention is to provide order and collection points in areas where there is not the catchment population to support a standard format store. By comparison, IKEA's normal store format comprises circa 25,000 sq m GFA whereas the proposed Order & Collection format stores do not exceed 4,500 sq m. Three such stores are being trialled in the UK with the first due to open imminently in Norwich. Aberdeen will accommodate the second unit with an, as yet, unspecified location accommodating the third.
- 3.4 The new store format reflects changing shopping patterns with greater emphasis on online ordering and either collection or home delivery. This is reflected in the fact that the bulk of the proposed store, extending to circa 2,600 sq m, accommodates consolidation, storage and distribution facilities, the majority of which is a home delivery hub. The balance of the unit comprises showroom areas, similar to that found in their main format stores, a central planning area and a small "market hall" for take-away goods. Customers will be able to collect and return orders placed in the unit or online where home delivery is not their preferred option. A small café and customer toilets are also proposed. Appendix 2 provides details of the store layout proposed by IKEA and the nature of its operation.
- 3.5 All of the units continue to utilise the rear service access with minor changes to the building to accommodate additional loading bays to serve the three units. Minor changes are also proposed to the frontage of the building and to the car park layout to accommodate the additional unit and customer collection areas. A single point of access and egress for customer traffic is maintained as originally proposed and agreed with the Roads Service.

4.0 JUSTIFICATION

- 4.1 The extant Local Development Plan (2012) identifies the Altens Thistle Hotel as an Opportunity Site for retail use. The Local Development Plan does not specify the nature of that retail use, but the Aberdeen & Aberdeenshire Shopping Study first published in 2004, highlighted scope for a supermarket to the south of the city. Despite the allocation no progress was made with the delivery of a retail use at the site. Indeed, significant investment was recently made in the Altens Thistle Hotel and this, and the fact that it is leased to an operator until 2035, make the prospects of retail development on that site remote. As a consequence, representations were made in respect of the emerging Local Development Plan (2016) seeking to have the Opportunity Site designation reallocated to the Makro site on Wellington Circle. This would facilitate the retention of the Makro Wholesale retail use into a downsized unit and create scope for retail use extending to 5,750 sq m. The proposed Plan (2016) was published in March 2015 and identified the entire Makro site, extending to 3.5 hectares, as an opportunity for Class 1 Retail use. The proposed Plan again did not specify the nature of that retail use. Accordingly, it is contended that the amended proposals remain compliant with the proposed Local Development Plan.
- 4.2 Whilst the intention was to secure a supermarket operator for the site, despite expressions of interest from two parties, the current market is such that most operators are in contraction mode rather than expansion mode with many seeking to off-load development sites. In an effort to secure an operator Cyan Properties Limited appointed specialist retail agents to approach the key operators and report on their interest. A summary of their response is attached at Appendix (1).
- 4.3 The crisis affecting supermarket operators has only come to a head in the last two years, but was flagged up by the Aberdeen City & Aberdeenshire Retail Study published in 2013. It noted that the retail property market had been profoundly affected by the 2008 recession as a consequence of both the withdrawal of finance from the banks for funding new developments and also from the squeeze on household income, which has reduced the growth of available expenditure for retail goods. The Study noted that this had even affected the major supermarket operators and highlighted Tesco as an example of having gone through a process of reviewing its existing undeveloped sites and seeking to concentrate on improving its offer in existing stores. Whilst the demand for larger format supermarkets have all but dried up, there continues to be a limited demand for smaller format convenience stores, such as Aldi, Lidl and Marks & Spencer's Simply Food. In the current market only these operators continue to expand.

- 4.4 Pre-application discussions with local Councillors and the Community Councils in the immediate area highlighted their preference to see a supermarket operator locate on the Makro site. Recognising this, Cyan Properties Limited are committed to providing a retail unit capable of accommodating a smaller format convenience store. The unit, extending to 1,476 sq m is being actively promoted to those operators still in expansion mode. Whilst falling short of the original convenience floor space envisaged it will, nevertheless, add to the range and choice of convenience shopping serving the Nigg, Cove and Altens, and Kincorth areas.
- 4.5 There has been much speculation over many years regarding the prospects of IKEA opening a store in the North East. Presently, they have two large format stores located in Edinburgh and Glasgow, which serve the whole of Scotland. The population of the North East is insufficient to sustain a larger format store in addition to those in Edinburgh and Glasgow. However, recently IKEA have developed a new concept in retailing whereby the main focus is on online shopping with home delivery or collection at a Home Delivery Hub. Referred to as Order & Collection Points the stores extend to approximately 4,500 sq m and comprise a distribution warehouse with a showroom and small retail sales area. The showroom and sales area, inclusive of café and toilet areas extends to circa 1,680 sq m.
- 4.6 In floor space terms the IKEA retail element is relatively small and to put it in context, the supermarket proposals, which Committee were minded to approve, allowed for 1,725 sq m of comparison goods shopping. It is evident, therefore, that whilst the convenience retailing element has reduced there has been no increase in the floor area available for the sale of comparison goods.
- 4.7 The smaller store concept has recently been developed by IKEA to satisfy local demand where the population cannot sustain a larger format store. The first new concept store was recently opened in Pamplona, Spain and a site has been acquired in Norwich to open the first store in the UK. IKEA initially propose two further stores in the UK, one of which it is proposed to locate in Aberdeen. The opening of such a store at Wellington Circle will satisfy a longstanding demand in the North East and should be supported.
- 4.8 The access and egress arrangements proposed for the supermarket and downsized Makro unit will be retained with minor changes to the car park layout to accommodate customer collection. Whilst the parking requirements and traffic generated by the amended proposals will be significantly less than that of a supermarket, it is not intended to revisit the Transportation Assessment nor the agreed mitigation measures. The supermarket proposals comprise a "worst case scenario" and reflect an open Class 1 consent and as a consequence, Cyan Properties Limited are prepared to meet the obligations arising from that proposal. In this regard, the level of contributions have been agreed and solicitors have been instructed to progress the preparation of a Section 75 Agreement to secure those contributions.

5.0 CONCLUSIONS

- 5.1 The amended proposals fully accord with the emerging Local Development Plan, which identifies the entire Makro site as an opportunity for Class 1 Retail use. The Local Development Plan does not specify the nature of that retail use.
- 5.2 The Report to the Planning Development Management Committee on the original proposals recognised that the property is already in a "quasi retail" use as a cash & carry at present. The intention remains to accommodate a downsized Makro in part of the building. The area of the building to be set aside for retail use will not exceed 5,750 sq m as specified in the original proposals.
- 5.3 The retail market has changed significantly in recent years with supermarkets in contraction mode rather than expansion. Despite two operators expressing an interest in the site, neither chose to progress following the willingness to grant planning permission.
- 5.4 Recognising the preference of the local community to widen the choice of convenience shopping in the area Cyan Properties Limited remain committed to the provision of a convenience retail element. A unit has been set aside to accommodate a small format store capable of occupation by a discount food retailer. Operators are actively being pursued by specialist agents appointed by Cyan Properties Limited.
- 5.5 The IKEA proposals are for a new concept Order & Collection Point. Comprising 4,274 sq m the bulk of the store is dedicated to storage and distribution with the retail and showroom element extending to approximately 1,600 sq m. Initially one of three to be developed in the UK, it provides Aberdeen with a unique opportunity to accommodate an IKEA facility in the city.
- 5.6 IKEA's pre-requisite for developing such a facility is the availability of an existing building and the capability of being open for trading by Christmas 2015. The property at Wellington Circle is the only site in the city capable of satisfying those requirements.
- 5.7 The original proposals to develop a supermarket of 5,750 sq m on the site comprised a "worst case scenario" in terms of parking and traffic generation. The access and parking arrangements for that development have been agreed with the Council. So too have a range of road improvements necessary as a consequence of that development. These works have been costed and contributions agreed with the City Council. A Section 75 Agreement is in the course of preparation and it is not intend to revisit those contributions.
- 5.8 On the basis of all of the above, it is respectfully requested that the amended proposals are supported.

16 July 2015
H Williams Esq – 16072015.doc



H Williams Esq
Pears Property
33 Cavendish Square
London
W1G 0PW

Ian Buchan

By email: [REDACTED]

Wemyss House
8 Wemyss Place
Edinburgh EH3 6DH

savills.com

Dear Huw

Aberdeen – Wellington Circle – Foodstore Demand

As requested further to the recent successful planning decision, I have formally approached the four mainstream convenience retailers, two of whom had previously expressed an interest in the site, informing them of the change in planning circumstances at the subject property and sought feedback on their potential interest. In addition I have also approached the smaller format and discount food retailers to ascertain demand for a smaller store.

For the avoidance of doubt, in broad terms I understand that the property now benefits from a relaxation within the prevailing planning consent essentially allowing a convenience retailer to trade from the remainder of the proposed Makro downsize which will allow for a potential convenience store of just over 61,900sqft GIA.

As we are all aware, there are two large format supermarkets already trading within what we would consider to be the subject property's catchment area those being ASDA and Sainsbury's both located at Garthdee. Accordingly, these were never likely to seek to open a second store in such close proximity. Tesco currently trade a small format store further along Wellington Road to the north of the subjects, however the possibility of them relocating to a larger format store has tended to be a strategy they would readily consider in the past. Morrison's have been our most likely end user and indeed until recently dialogue has been positive in any discussions we have had with them.

Of the smaller occupiers, Lidl are the only fascia represented in close proximity on Wellington Road where I understand they are shortly to extend their store.

The latest feedback, post planning decision can be summarised as follows:

Retailer	Contact	Feedback
ASDA	John Mutton (direct)	Will not consider a second store so close to their existing store at Garthdee.
Morrison's	Richard Bakes (direct)	Despite having a longstanding requirement for south Aberdeen, their well publicised trading difficulties have left them unable to consider any new store acquisitions in Scotland. Their acquisition team was cut from 15 persons to 4 last month and any change to the current 'do nothing' acquisition strategy could be years away.
Sainsbury's	Andy McPhail (direct)	Will not consider a second store so close to their existing store at Garthdee and imminent new "Local Store" in Cove.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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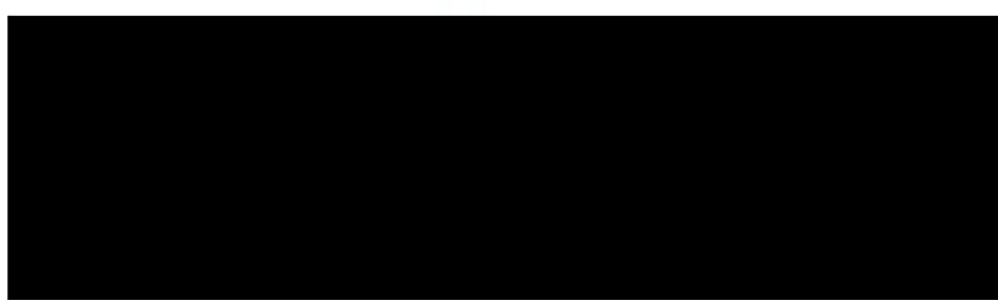
Tesco	Callum Ford (direct)	Unable to consider any new store openings at present and indeed they are currently disposing of 14 consented and unconsented sites throughout Scotland.
Smaller Format Operators		
Waitrose	Chris Ditchfield (agent)	Not of interest. Until Waitrose have the ability to service the north of Scotland they are unable to consider a store in Aberdeen. In any case, they have a preference to be located on the Cults / Peterculter corridor rather than in the south of the city.
Aldi	Alasdair Coates (agent)	Inspected the site 8 th July but have a strong preference for Garthdee and are not keen on the subject location at this time.
Lidl	Gordon Rafferty (direct)	Already represented nearby and will not consider another store at this location.
M&S Simply Food	Chris Smith (direct)	Overwhelming preference for representation at Garthdee. Do not consider this location right for them at present.

Unfortunately, in terms of timing we could not have delivered the planning success at a worse possible time. Both of your most likely occupier targets have recently and dramatically either changed strategy to do absolutely nothing or in Tesco's case, sell or rescind from almost every store opening opportunity that is not open and trading or under construction.

In our opinion the prospects of achieving a letting to one of the four main food store operators for 61,900sqft are non-existent and unlikely to change in the short to medium term. This said, the prospects of letting a smaller format supermarket of 10,000 – 17,000sqft are more achievable, subject to the proposed redevelopment proceeding. Once the development is trading and with the draw of IKEA as the anchor tenant, we expect the smaller format operators to re-appraise the site with a view to trading a smaller convenience store.

I trust that the foregoing provides a concise overview of where matters currently stand with those retailers who may have considered acquiring a consented new store opportunity at this location.

Yours sincerely



Ian Buchan
Director

cc – A Ness Esq., Reeder Ness Property – by email



John Findlay [redacted]

FW: Aberdeen - Wellington Circle - AB12 3QW - 62,000 sq.ft Supermarket Opportunity

John Findlay [redacted]

15 July 2015 at 16:45

To: [redacted]

From: [redacted]
Date: 14 July 2015 16:48:48 BST
To: Ian Buchan [redacted]
Subject: Re: Aberdeen - Wellington Circle - AB12 3QW - 62,000 sq.ft Supermarket Opportunity

Ian

Your summary is correct - until Waitrose resolve their distribution set up, Aberdeen is too far North to be considered due to servicing difficulties.

When resolved, they will turn their attention to specific locations, though I think the likelihood is a store to serve the Cults-Peterculter corridor is the likeliest first target and Altness will be unlikely to be preferred.

Chris
===
Chris Ditchfield BSc MRICS
Ditchfield Property
3/1, 137 Sauchiehall Street
Glasgow G2 3EW

[redacted]

[redacted]

www.ditchfieldproperty.co.uk

[redacted]

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On 14 July 2015 at 16:45, Ian Buchan <[REDACTED]> wrote:

Chris,

Aberdeen – Wellington Circle – Waitrose

As per our recent discussion, you and your client, Waitrose, are fully aware that my client, Pears Property, recently secured a relaxation in the prevailing planning consent at the abovenoted property which effectively allows for the provision of a supermarket to trade at this location. Further to a downsize of the existing tenant, Makro, a store of up to 62,000 sq.ft GIA could be made available.

I note that unfortunately your client is not at the point of considering an Aberdeen store at this point in their Scottish expansion programme and in any case, their preference is more likely to be located with better access to the west of the city catchment.

I would be grateful if you could confirm by return that this is the case.

Regards,

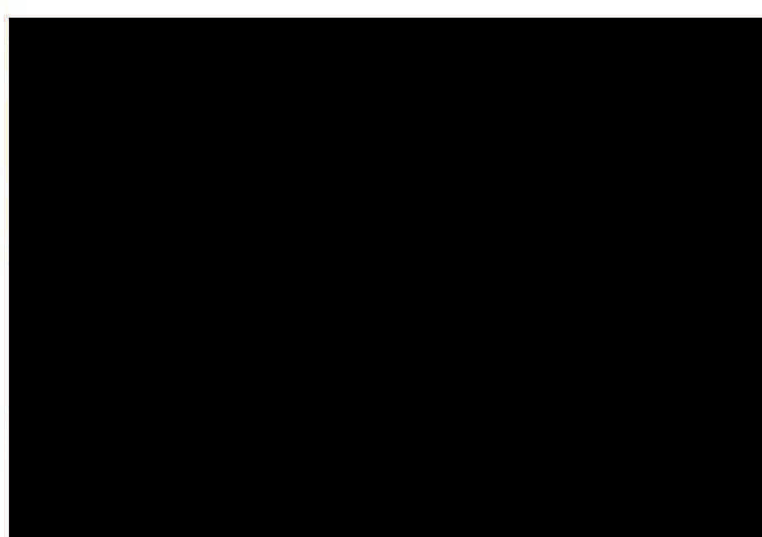
Ian

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John Findlay [REDACTED]

FW: Aberdeen - Wellington Circle - AB12 3QW - 62,000 sq.ft Supermarket Opportunity

John Findlay [REDACTED]

15 July 2015 at 16:51

To: [REDACTED]

From: Richard Bakes [REDACTED]**Date:** 13 July 2015 11:02:47 BST**To:** Ian Buchan [REDACTED]**Subject:** RE: Aberdeen - Wellington Circle - AB12 3QW - 62,000 sq.ft Supermarket Opportunity

Ian

Thank you for email. As we discussed Morrisons do not have a requirement for a further store in Aberdeen at present. In addition I can also confirm that we have previously considered the Makro unit and discounted it as an opportunity given configuration, surrounding uses and size of available catchment.

Good luck with the marketing.

Richard Bakes BSc (Hons) MRICS

Development Executive

Wm Morrison Supermarkets Plc

E-Mail: [REDACTED]

From: Ian Buchan [REDACTED]**Sent:** 13 July 2015 09:44**To:** Richard Bakes**Cc:** Ian Buchan**Subject:** Aberdeen - Wellington Circle - AB12 3QW - 62,000 sq.ft Supermarket Opportunity

Richard,

Aberdeen – Wellington Circle – Morrisons

15/07/2015

Ryden Mail - FW: Aberdeen - Wellington Circle - AB12 3QW - 62,000 sq.ft Supermarket Opportunity

As per our recent discussion, you are fully aware that my client, Pears Property, recently secured a relaxation in the prevailing planning consent at the abovenoted property which effectively allows for the provision of a supermarket to trade at this location. Further to a downsize of the existing tenant, Makro, a store of 62,000 sq.ft GIA could be made available.

I note from our conversation that, mainly due to general trading difficulties and a lack of current desire for further expansion in Scotland, this opportunity is not of interest Morrisons.

I would be grateful if you could confirm by return that this is the case.

Regards,

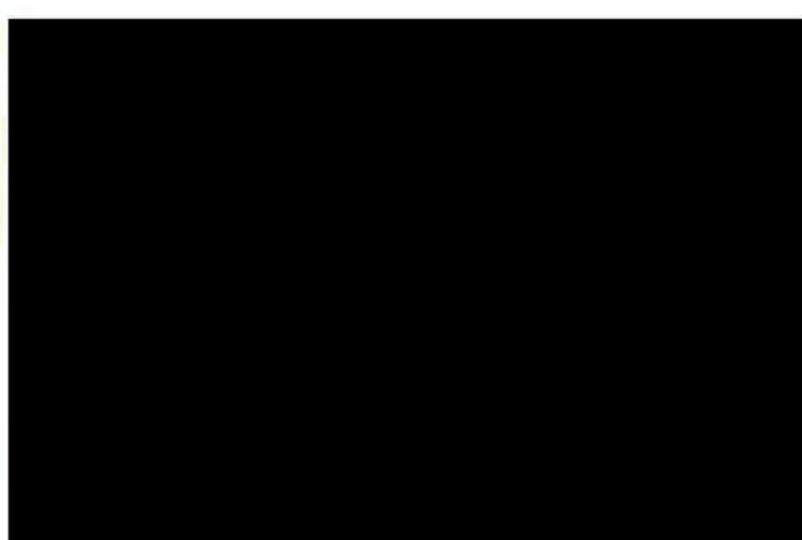
Ian

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John Findlay [REDACTED]

FW: Aberdeen - Wellington Circle - AB12 3QW - 62,000 sq.ft Supermarket Opportunity

John Findlay [REDACTED]

15 July 2015 at 16:59

To: [REDACTED]

From: Ford, Callum [REDACTED]

Sent: 13 July 2015 10:10

To: Ian Buchan

Subject: RE: Aberdeen - Wellington Circle - AB12 3QW - 62,000 sq.ft Supermarket Opportunity

Ian

Not one for us at present.

Thanks.

Callum G Ford

Development Manager (Scotland & Northern Ireland)

Tesco Stores Limited

Scottish Property Office

Camegie Road

Livingston

EH54 8TB



From: Ian Buchan [REDACTED]

Sent: 13 July 2015 09:53

To: Ford, Callum

Cc: Ian Buchan

Subject: Aberdeen - Wellington Circle - AB12 3QW - 62,000 sq.ft Supermarket Opportunity

Callum,

Aberdeen – Wellington Circle – Tesco

I am sure that you are fully aware that my client, Pears Property, recently secured a relaxation in the prevailing planning consent at the abovenoted property which effectively allows for the provision of a supermarket to trade at this location. Further to a downsize of the existing tenant, Makro, a store of 62,000 sq.ft GIA could be made available.

I understand that due to general trading difficulties and your current focus on site disposals rather than acquisitions, this opportunity is not likely to be of interest to Tesco. I expect that the proximity of the existing store on Wellington Road may further hinder your ability to consider this opportunity.

I would be grateful if you could confirm by return that this is the case.

Regards,

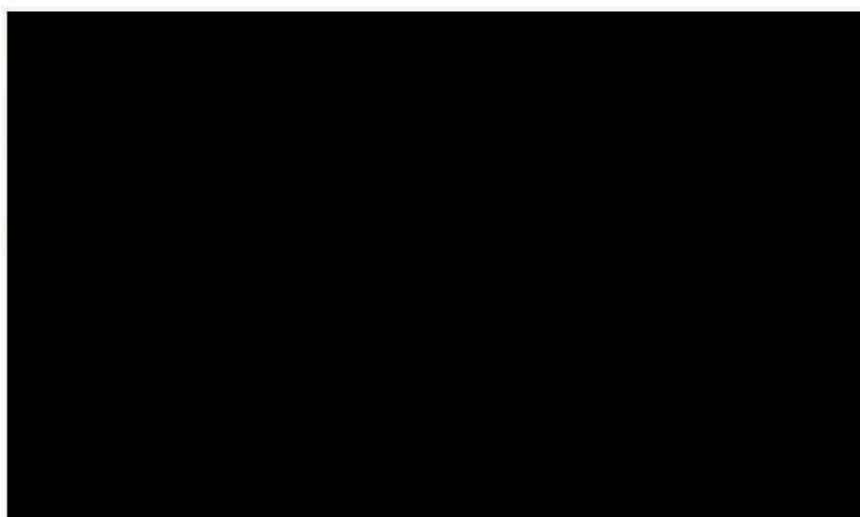
Ian

Ian Buchan

Director

Retail

Savills, Wemyss House, 8 Wemyss Place, Edinburgh, EH3 6DH



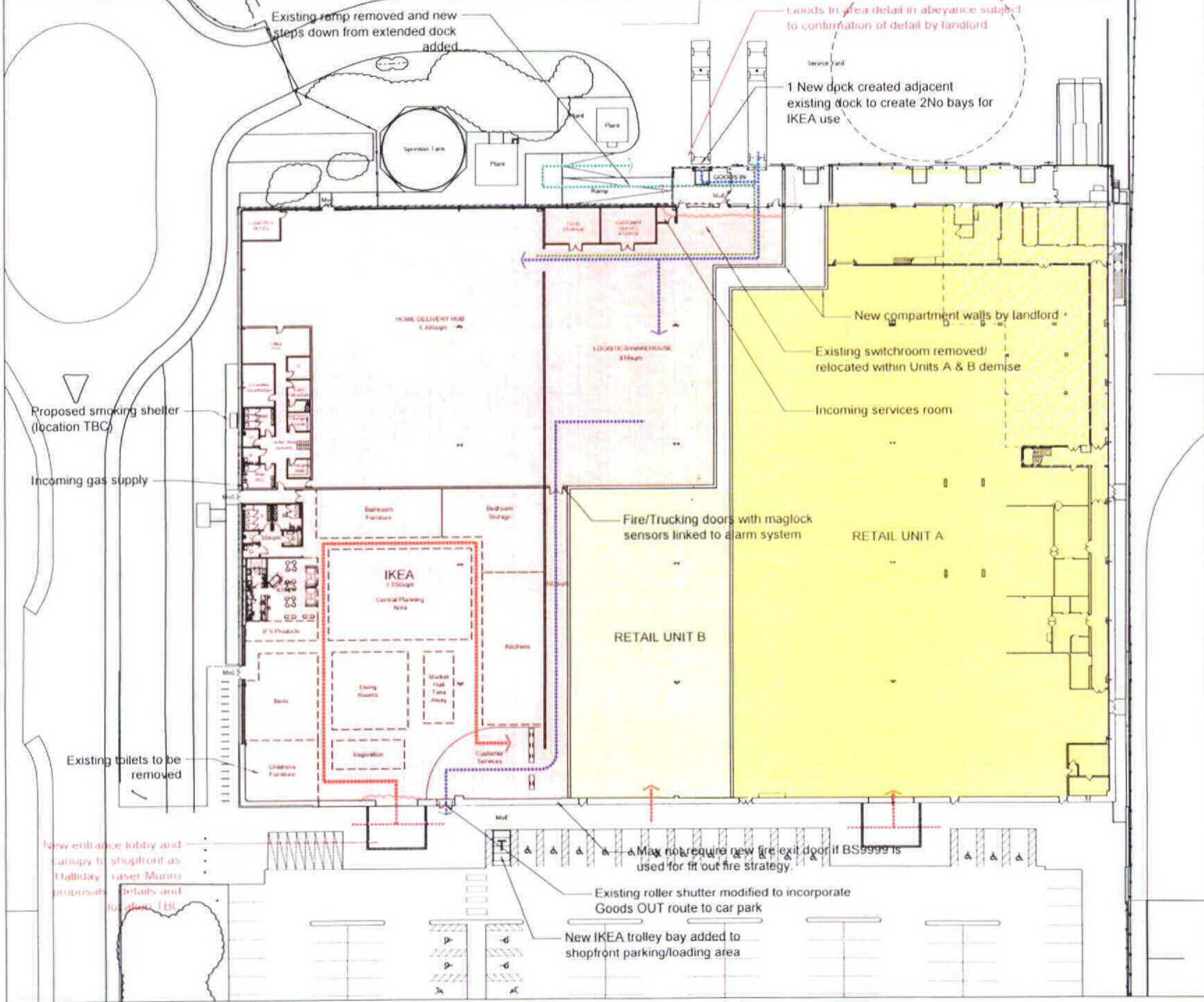
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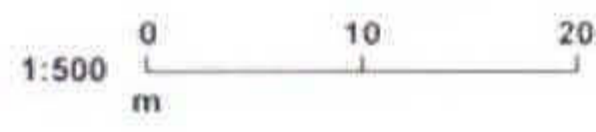
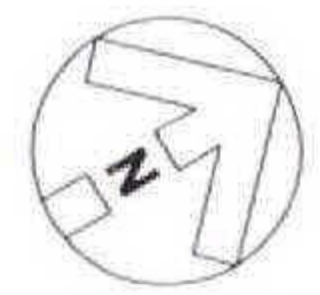
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PROPOSED GROSS INTERNAL AREAS
(Incluse lobby and unloading bay)

GROUND FLOOR (gnd)	45,930 sq ft	4,267 sq m
Total Gross Internal Area (GIA)	45,930 sq ft	4,267 sq m

NO	BY	CHECKED	DATE
REVISION E	BY PC	CHECKED	DATE 10/07/2015
Layout adjusted to latest landlord dwg SK-227 rev 0 10th July 2015 areas adjusted			
REVISION D	BY PC	CHECKED	DATE 02/07/2015
Layout adjusted to coordinate with SK002 Rev D. areas adjusted to suit			
REVISION C	BY PC	CHECKED	DATE 02/07/2015
Car park layout updated in line with landlord planning scheme (Dwg 5128_P1-06 Rev D. Lobby and unloading bay excluded from the GIA as instructed. Internal split amended as per latest landlord layout received 1st July 2015. areas adjusted to suit			
REVISION B	BY PC	CHECKED	DATE 30/06/2015
Unloading area updated following feedback from client. Existing switchroom removed and areas updated			
REVISION A	BY PC	CHECKED	DATE 29/06/2015
Dock extended and Retail unit walls adjusted to suit latest Halliday Fraser Murray drawings. areas adjusted to suit			
REVISION 1	BY PC	CHECKED	DATE 25/06/2015
INITIAL ISSUE			

INFORMATION



ORDER AND COLLECTION POINT
WELLINGTON ROAD
ABERDEEN

PROPOSED STORE PLAN

Scale: 1:500@A3
DATE: JUNE 2015

Hadfield Cawkwell Davidson