

VIDEO
TOUR
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WAREHOUSE/TRADE COUNTER UNIT

- > RENTAL - £37,500 PER ANNUM
- > OFFERS IN EXCESS OF - £350,000
- > GIA – 661.72 SQM (7,123 SQFT)
- > RECENTLY REFURBISHED

100% DONATIONS POLICY
Clothes & Shoes

TO LET / FOR SALE

12 ST MACHAR ROAD, ABERDEEN, AB24 2UU

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Robertson
Property
Consultancy

**SHEPHERD**
COMMERCIAL

LOCATION

The premises are located on the east side of St Machar Road close to its junction with St Machar Drive and only 2 miles from Aberdeen City Centre. The location is accessible to the ring road and most parts of the city can be reached within about 20 minutes drive time. Neighbouring occupiers include A Plant, Kenway Tyres, Euro Car Parts and British Telecom

DESCRIPTION

The property comprises a single storey warehouse and office facility. The property is of blockwork construction under a pitched trussed roof with roof lights. The floor is of concrete and there is facing brick to the frontage, which also incorporates a large glazed display window and door in addition to a roller shutter door providing access to the warehouse. Internally an open plan office area with male and female toilets has been created. A small kitchenette has been formed within the warehouse. Approximately 6 car parking spaces are provided within a tarmac surfaced forecourt to the front of the building.

DESCRIPTION

The following approximate accommodation is provided, measured on a Gross Internal Area basis in accordance with the RICS code of Measuring Practice.

ACCOMMODATION	m ²	ft ²
Warehouse	440.90	4,746
Showroom and Toilets	220.85	2,377
TOTAL	661.75	7,123



RATING ASSESSMENT

The premises have a Rateable Value of £49,000. Any new occupier would have the ability to appeal against the figure.

LEASE PREMISES

The premises are available on a new Full Repairing and Insuring Lease for a period to be agreed.

RENTAL

£37,500 per annum, exclusive.

PRICE

Offers in excess of £350,000 are invited.

VAT

The premises are elected for VAT and therefore VAT will be payable in addition to the rental.

ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Performance Certificate Rating of 'C'.

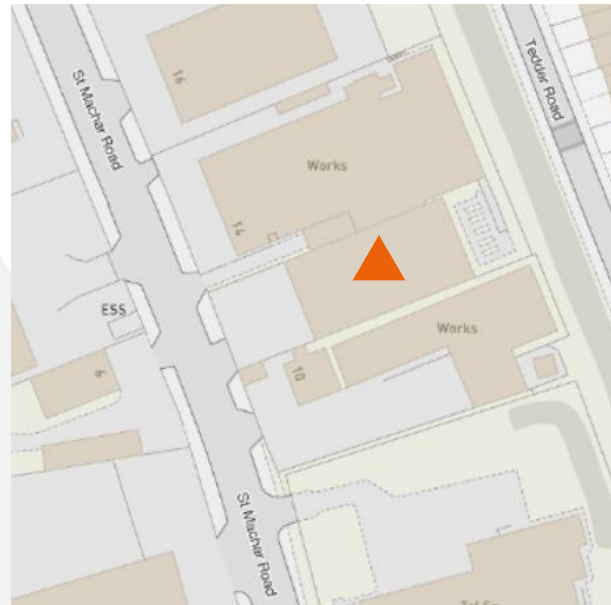
Further information and a recommendation report is available to interested parties on request.

LEGAL COSTS

Each party will bear their own legal costs. The incoming occupier being responsible for the cost of the LBTT and Recording Dues where applicable.

ENTRY DATE

Upon conclusion of legal missives.



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

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