

55 ABBOTSWELL ROAD, ABERDEEN, AB12 3AD



OFFICE & TRADE COUNTER



- Potential Residential Conversion
- Dedicated Park
- Full Building
- 2,575sq ft
- Rent: £15,000p.a
- Sale: o/o £99,000

LOCATION

The property is located on the south side of Abbotswell Road close to established West Tullos Industrial Estate within Aberdeen, widely known as the Oil Capital of Europe. The building offers good transport links to the north and south of the city.

The city of Aberdeen is the main business and enterprise hub in the North East of Scotland approximately 65miles North of Dundee with extensive investment in education and enterprise. The city has a population of 197,000 with further catchment of 200,000 in Aberdeenshire.

Nearby occupiers include Specialist Cars, Tam International, Siemens International and Edmundson Electrical.

PROPERTY

The property comprises a two storey and attic building fitted out as open plan/private offices with two single storey rear extensions forming trade counter and warehouse accommodation to the rear.

Internally, the accommodation is well presented with a mixture of open plan and cellular offices on the first and attic floors.

There is car parking to the front. Access to the warehouse is via a single entry door to the side.

AREA

The property has been calculated to extend to the following net internal area;

239.22sqm (2,575sq ft)

NAV/RV

£17,500

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £15,000per annum

SALE

Offers over £99,000 are invited for our clients freehold interest





V.A.T.

The property has not been elected for V.A.T

E.P.C

Available on request

TITLE

Available on request

VIEWING

By appointment only, alternatively virtual viewings can be booked.

LEGAL

Each party shall bear their own legal costs incurred in the transaction

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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PROPERTY MISDESCRIPTIONS ACT 1991: The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.