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The Capitol, 431 Union Street, Aberdeen, AB11 6DA

TO LET
NEWLY REFURBISHED INDUSTRIAL UNIT
WITH OFFICES AND DESIGNATED PARKING



49-51 ANN STREET
ABERDEEN
AB25 3LH

To arrange a viewing of for further information, please contact the sole letting agents.

Floor space:
392 sq m (4,219 sq ft)

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LOCATION

Ann Street is located approximately 1 mile north of Union Street and runs between Hutcheon Street and Maberly Street.

The property is situated on the western side of Ann Street at its junction with Novar Place. The property is well located for access to the City Centre and King Street, Great Northern Road and Westburn Road, whilst also affording easy access to the north and west of the city.

Surrounding occupiers include: Aberdeen Property Leasing, Repro Overflow, Williams Ironmongery, Barry Stephen Personal Training, Aberdeen Sewing Machines and Mitchell's Detailing Aberdeen Ltd.

The exact location is shown on the street plan above.

DESCRIPTION

The subjects comprise a steel portal framed industrial unit with attached brickwork two storey office structure projecting from the north-east elevation. A secure hardcore surfaced car park is located to the south of the building and provides approximately 8 parking spaces.

The workshop benefits from the following:

- a concrete floor.
- fluorescent lighting with natural light being provided by translucent roof panels.
- 3-phase power.
- vehicular steel roller shutter door.

The office benefits from the following:

- central heating.
- fluorescent panel lighting.
- carpeted floors.
- aluminium framed sash and case windows.
- suspended tiled ceilings.
- plasterboard partition walls.
- a mezzanine floor which can be utilised for storage purposes.

ACCOMMODATION

We calculate the gross internal floor areas to be approximately as follows: -

Ground Floor Office	92 sq m	986 sq ft
Mezzanine	88 sq m	947 sq ft
Warehouse	212 sq m	2,286 sq ft
TOTAL:	392 sq m	4,219 sq ft

RATEABLE VALUE

The new draft proposed Rateable Value of the subjects is **£33,750** (formerly £39,000) effective from 1 April 2023. Please note this figure is draft and may be subject to change under the ongoing Rating Revaluation.

Any incoming tenant may qualify for **100% rates relief** in Year 1 under the Fresh Start Relief scheme.

The subjects is required to be reassessed following completion of the recent refurbishment.

RENT

£32,000 per annum.

All rents are exclusive of VAT and payable quarterly in advance.

LEASE TERMS

Our clients are seeking to lease the premises for a minimum term of 5 years. Any medium / long term lease would provide for periodic upward only rent reviews.

EPC RATING

The subjects have an EPC Rating of D.

A copy of the EPC and Recommendations Report can be provided upon request.

VAT

Unless otherwise stated, all prices, premiums and rents quoted are exclusive of Value Added Tax (VAT). Any prospective tenant must satisfy themselves as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

In the usual manner, the incoming tenant will pay the landlord's reasonably incurred legal expenses, as well as any applicable SDLT and registration dues.

ENTRY

Immediate, upon the conclusion of legal formalities.

VIEWING

To arrange a viewing or for further information, please contact:

Ryden LLP
The Capitol
431 Union Street
Aberdeen
AB11 6DA

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May 2022