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01224 588866

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

FOR SALE/LEASE

SHOWROOMS & WORKSHOP WITH YARD



**72 HUTCHEON STREET
ABERDEEN
AB25 3TB**

Viewing strictly by appointment
with the sole letting agents.

Floor Area:
886.14 sq m (9,538 sq ft)

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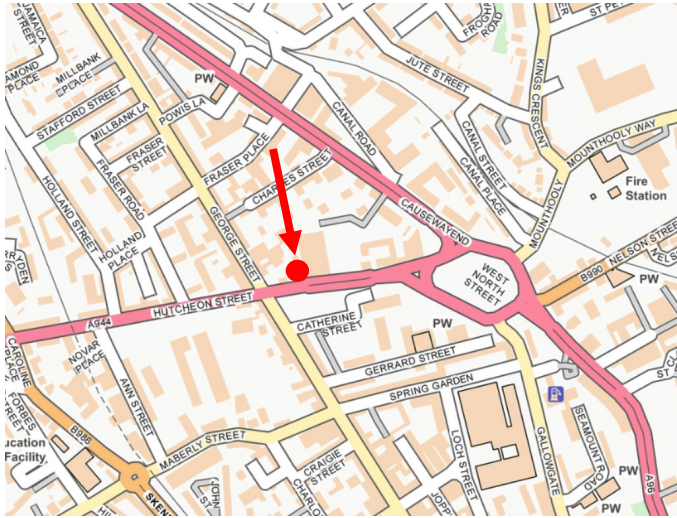
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020 7436 1212

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Location:

Hutcheon street is located approximately 1 mile north of Union Street, and intersects George street, a popular commercial thoroughfare of the city. The property is well located for access to the City Centre and Great Northern Road whilst also affording easy access to the north and West of the city. Surrounding occupiers include:

Lidl, Kwik-fit, The Combworks (student residence), City plumbing and Aberdeen PDSA.

Description:

The property is made up of three buildings and yard. Most recently utilised as a licensed venue, but historically operated as a motorcycle showroom and garage.

The main building is of blockwork construction under a pitched clad roof. This is split across two floors with glass across much of the frontage. The internal floor space is open plan with some office and storage provision, with WC on the first floor. As well as internal stairwell there is external gantry stairs.

Opposite, there is a second smaller showroom split across two floors and clad in glass on two sides. The building would work well as a display area or studio space.

The third building was formerly utilised as a workshop and comes equipped with roller shutter door.

The external yard area could be utilised as a car park with the correct planning consent.

Accommodation:

The following accommodation is provided, measured on a gross internal basis:

Description:	Sq m	Sq ft
Large showroom:	260.13	2,800
Small showroom:	57.79	622
Workshop:	140.56	1,513
TOTAL:	886.14	4,935
Yard:	427.66	4,603

Lease Terms:

The units are available on a new Full Repairing and Insuring lease for a period to be agreed, and available for lease as a whole or in part.

Rental:

On application.

Purchase:

Our client is inviting offers for their heritable interest in the property.

Rateable Value:

The Rateable Value of the subjects entered in the roll effective from the revaluation date of 1 April 2023 is:

£52,500.

Energy Performance Certificate (EPC):

TBC

VAT:

All figures quoted are exclusive of VAT.

Date of Entry:

Available for immediate occupation.

Legal Costs:

Each party will be responsible for their own legal costs in relation to this transaction. The ingoing tenant will be responsible for any LBTT and Registration Dues, if applicable.

Viewing & Further Information:

For further information or to arrange a viewing, please contact:

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