

RESIDENTIAL PORTFOLIO

- > OFFERS INVITED FOR OUR CLIENTS INTEREST
- > CLOSE PROXIMITY TO UNION SQUARE
- > CURRENT YEARLY RENTAL £60,000 PER ANNUM
- > 10 RESIDENTIAL FLATS ALL CURRENTLY LET

FOR SALE

5 PALMERSTON ROAD, ABERDEEN, AB11 5QP

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Residential Portfolio

LOCATION

The subjects themselves are located on the south side of Palmerston Road, between its junctions with Makret Street and Stell Road, to the immediate south of Aberdeen City Centre and immediately opposite the harbour. Palmerston road forms part of what historically formed the fish processing area of the city, however in recent years, the area has started to be developed with large numbers of office users now in situ.

Union Square Centre is also located immediately to the north with one of the main accesses in/out of the shopping centre's car parks being in close proximity to the subjects. As such, the subjects benefit from relatively high visibility and good location, and benefits from quick access to local and national road network, and to all city centre amenities.

ACCOMMODATION

The subjects provide the following accommodation:-

ACCOMMODATION	FLOOR	BEDS	M ²	FT ²	RATING	EPC
Flat A	First	3	59	635	C	C
Flat B	First	2	45	484	C	B
Flat C	First	2	57	613	C	C
Flat D	Second	1	33	355	B	B
Flat E	Second	1	42	452	B	B
Flat G	Second	2	61	656	C	B
Flat H	Third	1	33	355	B	C
Flat J	Third	1	43	462	B	C
Flat K	Third	2	48	516	C	B
Flat L	Third	2	61	656	C	B

The foregoing areas have been calculated on a gross internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

DESCRIPTION

The subjects are situated within a substantial four storey corner terraced property, which is a combination of solid stone work and brick work construction incorporating a pitched roof laid in slate, together with flat roof sections all overlaid in mineral felt. To the rear, the main building has been externally harled and there are a number of single storey block and externally harled extensions with flat mineral felt covered roofs over.

The first, second and attic levels of the building were refurbished to form residential flats, all located off a central lobby and staircase. At first floor, three flats are provided (two with two bedrooms and one with three bedrooms), at second floor, two with one bedroom and one with two bedroom flats, whilst at third floor a further two one bedroom and two, two bedroom flats are provided. The floors are suspended timber throughout overlaid in a mixture of floor coverings predominantly laminate, whilst the walls and ceilings are plasterboard and painted. The units have been refurbished to form quality accommodation with modern kitchens and shower/bathrooms throughout. Each of the units benefits from a gas fired central heating system serving pressed steel radiators, whilst natural light is provided by means of modern uPVC double glazed windows.

INCOME

The flats are currently let on either Private Residential Tenancy or Short Assured Tenancy Agreements. The current yearly rental is £60,000 per annum.

PRICE

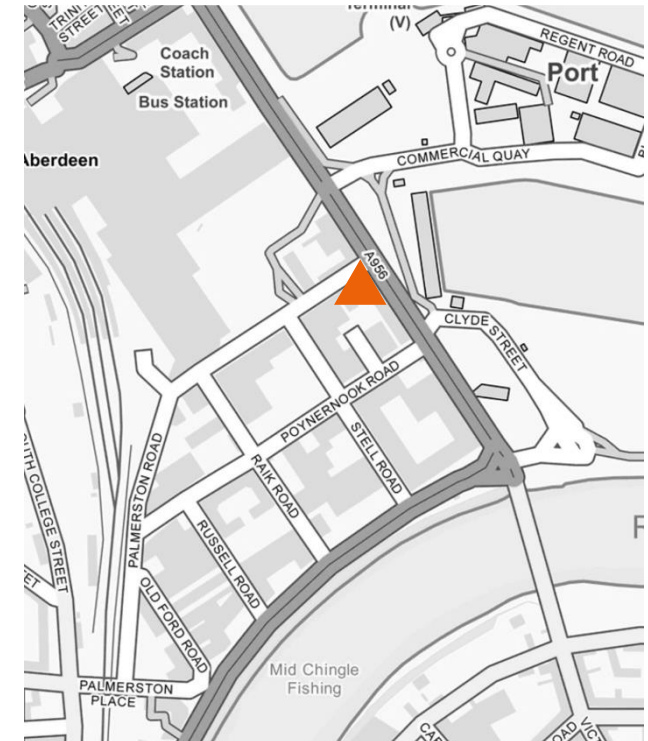
Offers are invited for our clients interest.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any LBTT and Registration Dues.



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

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