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TOUR



REDUCED
RENT/PRICE

WEST END PREMISES

- > REFURBISHED OFFICE ACCOMMODATION
- > PLANNING OBTAINED FOR SINGLE DWELLING
- > SIZE – 268.60 SQM (2,890 SQFT)
- > PARKING TO FRONT OF PREMISES WITH LARGE GARDEN/CAR PARK TO REAR
- > RENTAL – £40,000 PER ANNUM
- > PRICE – £450,000

TO LET/FOR SALE
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TO LET / MAY SELL

44 CARDEN PLACE, ABERDEEN, AB10 1UP

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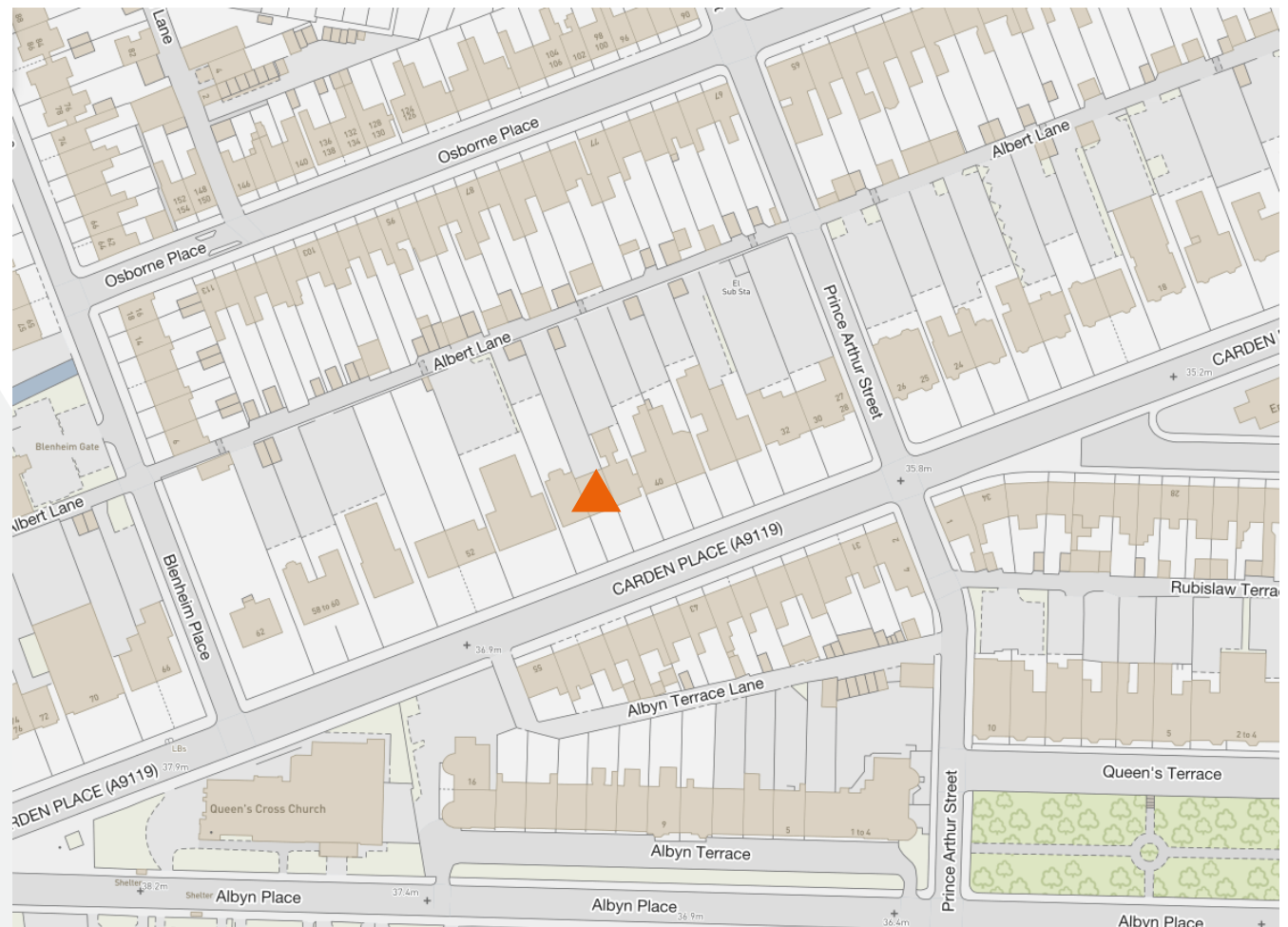
Traditional Premises Within West End Location

LOCATION

The property is located on the North side of Carden Place between the junctions of Blenheim Place and Prince Arthur Street. Accordingly, the subjects offer a prominent location within the heart of the west end office district.

Union Street, the main commercial and retail thoroughfare is easily accessible to the east and North Anderson Drive, part of the inner ring road system is located a short distance to the west

The majority of occupiers in the surrounding area are of office use in nature, however, residential and commercial uses are also nearby.





DESCRIPTION

The premises currently comprise of office accommodation arranged over lower ground, ground, first and top floor levels contained within a traditional granite and slate building incorporating dormer projections.

Internally the accommodation provides a cellular office accommodation along with male and female w.c. facilities and a tea prep are located on the lower ground floor with further w.c. and tea prep facilities located at first and top floor levels. Lighting is by fluorescent fitments with heating is provided by a gas fired central heating system.

CAR PARKING

The premises benefit from 16 car parking spaces located to the front and rear of the building.

ACCOMMODATION	m²	ft²
Lower Ground Floor	71.38	768
Ground Floor	70.68	760
First Floor	69.24	745
Top Floor	57.30	617
TOTAL	268.60	2,890

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition)



RENTAL:

£40,000 per annum exclusive of VAT and payable quarterly in advance.

LEASE TERMS:

The premises are available on the basis of a new lease of negotiable duration.

PRICE:

£450,000 exclusive of VAT

PLANNING:

Planning consent has been obtained for a change of use from class 2 (financial, professional and other services) to class 9 (houses) and erection of detached domestic garage to rear.

Further detail on the planning application can be found at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RGNQT7BZIS900>

RATEABLE VALUE:

The subjects are currently entered into the Valuation Roll as a office at a rateable value of £48,500

An ingoing occupier will have the opportunity to appeal this figure. In addition, rates relief may be available with further information available upon request.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Certificate Rating of G

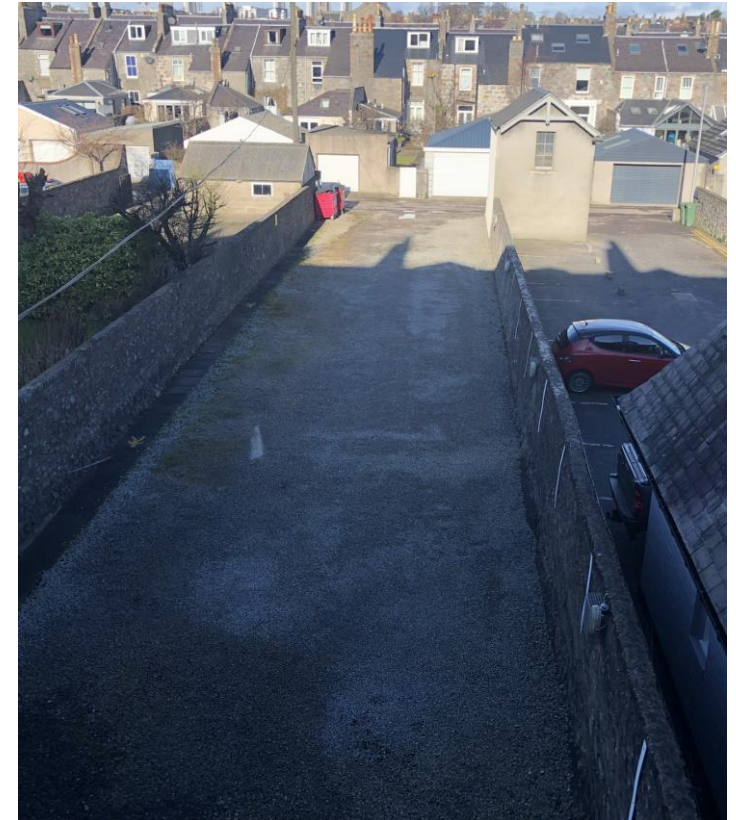
Further information and a recommendation report is available to seriously interested parties on request.

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 in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800

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