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## INDUSTRIAL UNIT WITH OFFICES AND PARKING

- > CLOSE PROXIMITY TO THE PORT OF ABERDEEN & CITY CENTRE
- > SIZE – 608.87 SQM (6,552 SQFT)
- > PRICE – OFFERS IN EXCESS OF £250,000 ARE INVITED

UNDERWOODS  
01224 506640

FOR SALE

46 COMMERCE STREET, ABERDEEN, AB11 5FP

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**LOCATION**

The subjects are located on the east side of Commerce Street within an established commercial area adjacent to the Port of Aberdeen and to the immediate east of the City Centre.

**DESCRIPTION**

The subjects comprise a semi-detached industrial unit which is laid out to provide workshop and office accommodation over two floors with associated car parking.

The subjects are of steel portal frame construction, with a predominantly shallow pitched roof over, laid in profile metal sheet cladding, with walls being clad externally in roughcast block work.

Access to the premises is via an electrically operated roller shutter door at the southern elevation, and also via an aluminium and glazed pedestrian double entrance doorway to the western elevation, which is protected by means of an electric roller shutter door.

Internally, within the workshop the floors are concrete, whilst the walls are open to the inside face of the external cladding. Natural light is provided by means of translucent roof panels, whilst artificial light is via a mix of high bay sodium and fluorescent strip light fittings. The workshop area has an approximate eaves height of 5.25 metres to the main section.

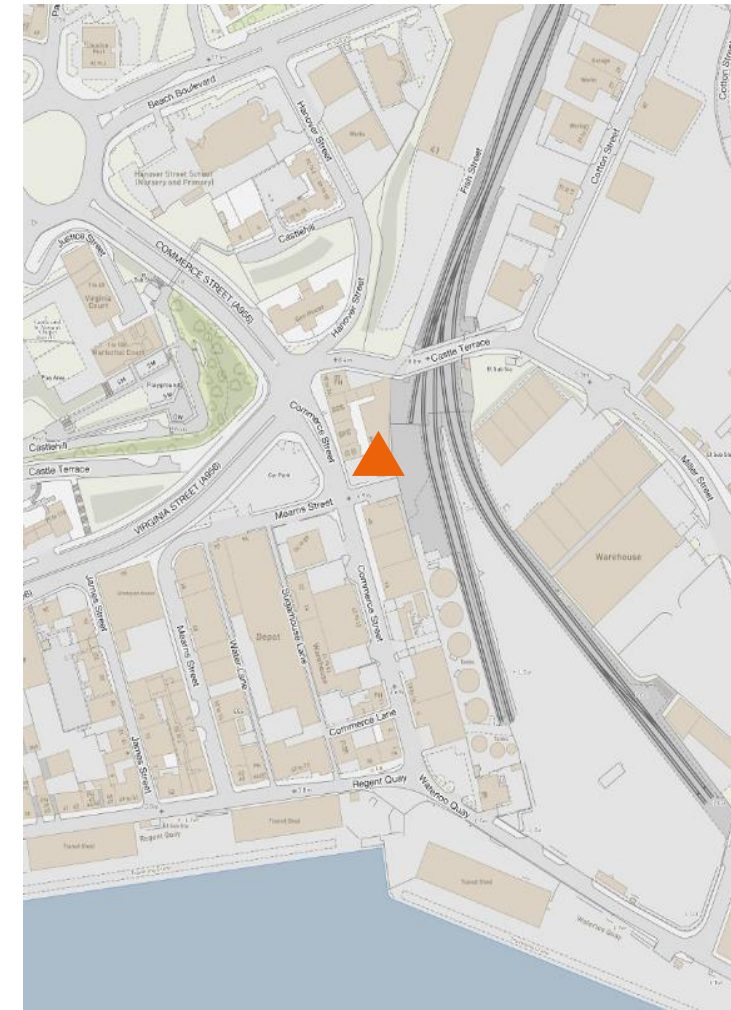
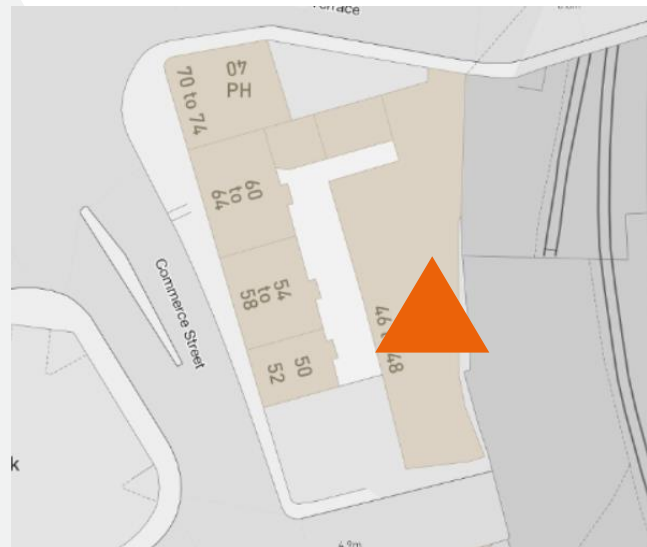
To the front of the workshop area is a small office with the floors overlaid in carpet, whilst the walls are of painted plasterboard finish and the ceiling is of suspended acoustic tile design.

The remaining accommodation is located to the rear of the workshop space and provides cellular office, storage and staff welfare facilities.

The ground floor space is finished primarily by way of painted plasterboard lined walls and ceilings, a mix of strip and pendant lighting, and lino covered solid concrete flooring. A single toilet with pan and sink, as well as a separate tea preparation area are located in the ground floor. The first floor space is finished in a similar manner to the ground floor and also has a single toilet.

**CAR PARKING**

The unit benefits from car parking to the front of the site.



**ACCOMMODATION**

The unit provides the following accommodation which has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

ACCOMMODATION	SQM	SQFT
Workshop	428.65	4,614
Front office / Trade Counter	34.47	371
Offices, Storage & staff welfare	145.55	1,567
<b>Total</b>	<b>608.67</b>	<b>6,552</b>

**RATEABLE VALUE**

The subjects are currently entered in the Valuation Roll at a Rateable Value of £49,500. An incoming occupier would have the opportunity to appeal the Rateable Value.

The proposed Rateable Value from 1<sup>st</sup> April 2023 will be £42,750.

**PRICE**

Offers in excess of £250,000 are invited.

**VAT**

All figures quoted are exclusive of Value Added Tax.

**ENERGY PERFORMANCE CERTIFICATE**

The subject have an EPC Rating of G.

**ENTRY**

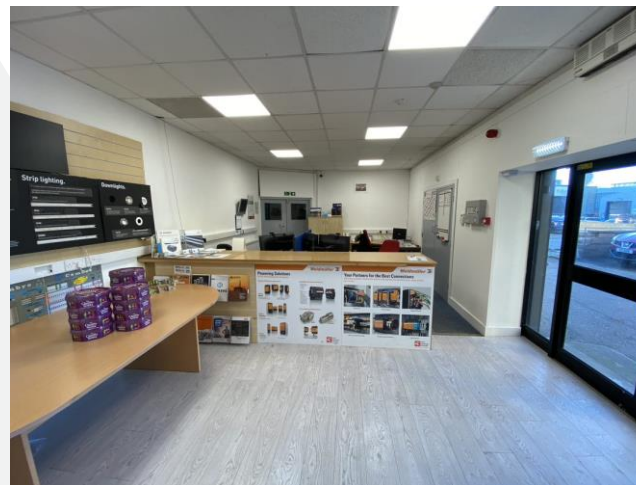
Upon conclusion of legal missives.

**LEGAL COSTS**

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant liable for LBTT and registration dues in the normal manner.

**OFFERS & VIEWINGS**

All offers should be submitted in writing to the agent who will also make arrangements to view on a strictly by appointment basis



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

**Shepherd Chartered Surveyors** | 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
James Morrison [james.morrison@shepherd.co.uk](mailto:james.morrison@shepherd.co.uk) | 01224 202 836

[www.shepherd.co.uk](http://www.shepherd.co.uk)



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