



HIGH QUALITY OFFICE PREMISES

- > CENTRAL PROMINENT LOCATION
- > SIZE – 369.09 SQM (3,974 SQFT)
- > REDEVELOPMENT POTENTIAL

FOR SALE/TO LET

13 GOLDEN SQUARE, ABERDEEN, AB10 1RH

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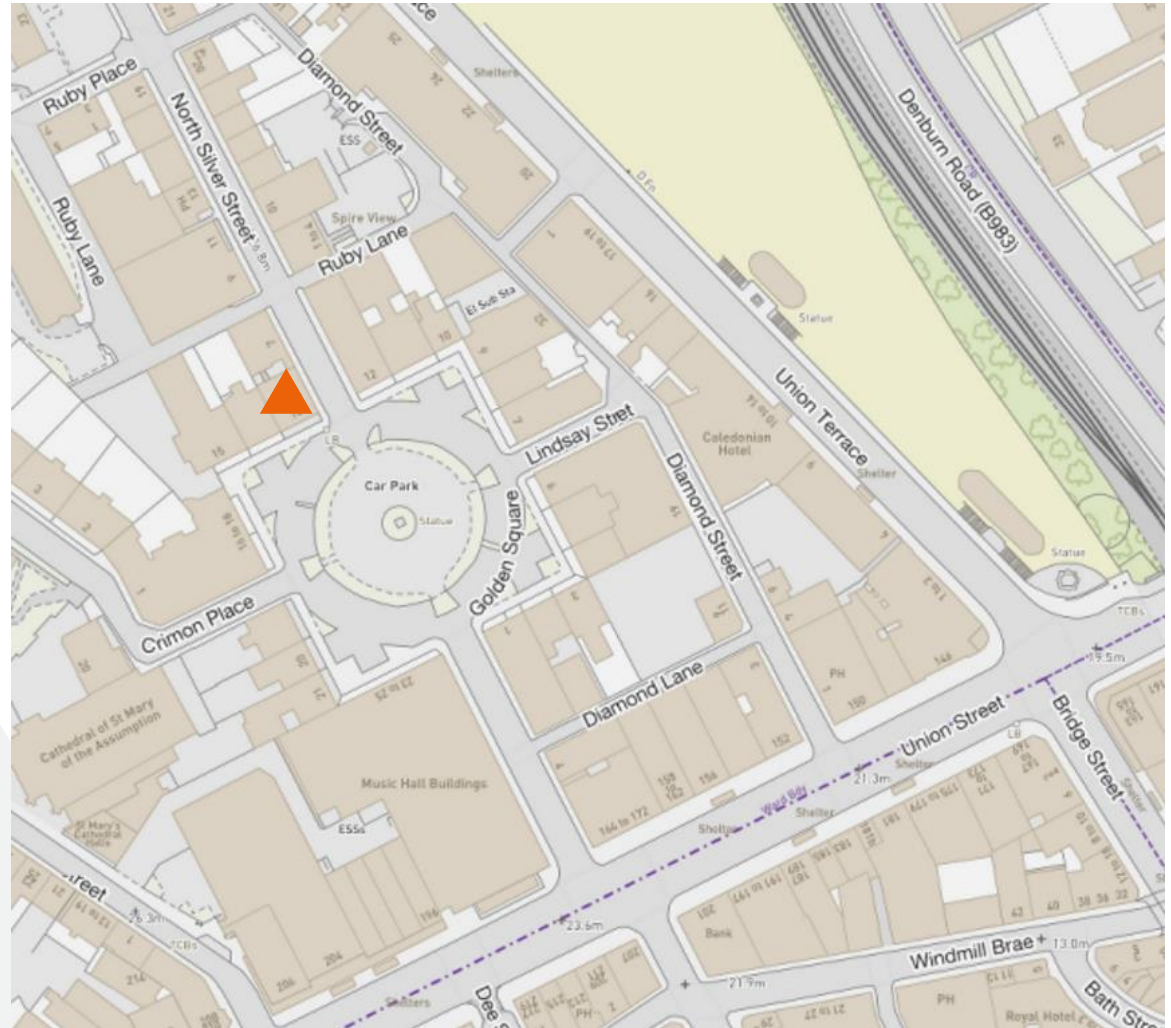


LOCATION

The premises are located on the north side of Golden Square, which is located immediately to the north of Union Street, Aberdeen's principle retailing thoroughfare. The subjects are well located within the heart of Aberdeen city centre with good access to all local amenities and to the main road infrastructure.

The Square itself comprises of traditional terraced granite buildings, which have a variety of occupiers of commercial, residential and leisure uses.

Pay and display parking is located to the front of the building and within the centre of Golden Square.



DESCRIPTION

The subjects comprise an end-terraced traditional town house property over two storeys, attic, basement and a single storey extension to the rear. Access to the main building is from North Silver Street with the building benefiting from separate access to the lower ground floor and a further access to the single storey extension.

Internally, the accommodation provides a series of traditional, good sized cellular style offices with associated w.c., shower and tea making facilities. The offices are finished to a high standard with gas central heating being installed, upgraded sash and case windows with artificial lighting provided by a mixture of ceiling pendants and fluorescent strip lighting units.

ACCOMMODATION

	m ²	ft ²
Lower Ground Floor	58.24	627
Ground Floor	110.26	1,187
Ground Floor Rear	53.84	580
First Floor	91.97	990
Second Floor (Store)	54.78	590
TOTAL	369.09	3,974



PRICE

Offers of £375,000 exclusive of VAT are sought for our clients interest in the premises

RENTAL

£37,500 per annum exclusive of VAT and payable quarterly in advance.

LEASE TERMS

Our client is seeking to lease the premises on a Full Repairing and Insuring lease for negotiable period

RATING

The subjects are currently entered into the Valuation Roll as follows:

Office - £41,000

A purchaser/tenant would have the opportunity to appeal this figure.

ENERGY PERFORMANCE CERTIFICATE

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

VAT

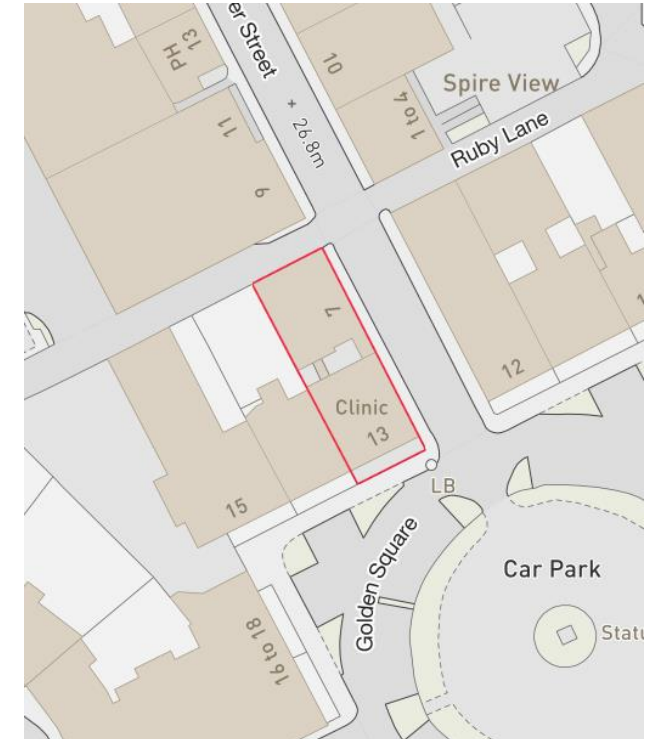
All figures quoted are exclusive of VAT at the prevailing rate.

ENTRY DATE

Upon conclusion of Legal Missives.

LEGAL COSTS

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



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

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www.shepherd.co.uk

