

RETAIL/OFFICE PREMISES

- > LOCATED IN CLOSE PROXIMITY TO THE UNIVERSITY OF ABERDEEN
- > 100% RATES RELIEF AVAILABLE TO QUALIFYING OCCUPIERS
- > SIZE – 31.00 SQM. (334 SQFT.)
- > PRICE- £40,000

Silverline
Office Cleaning

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FOR SALE

51 ORCHARD STREET, ABERDEEN, AB24 3DB

CONTACT: Shona Boyd, shona.boyd@shepherd.co.uk, 01224 202800, www.shepherd.co.uk



LOCATION

The subjects are located on the south side of Orchard Street, which is found between Spital and King Street. To the north of the property within walking distance is the main campus for the University of Aberdeen which has a student population of over 14,000.

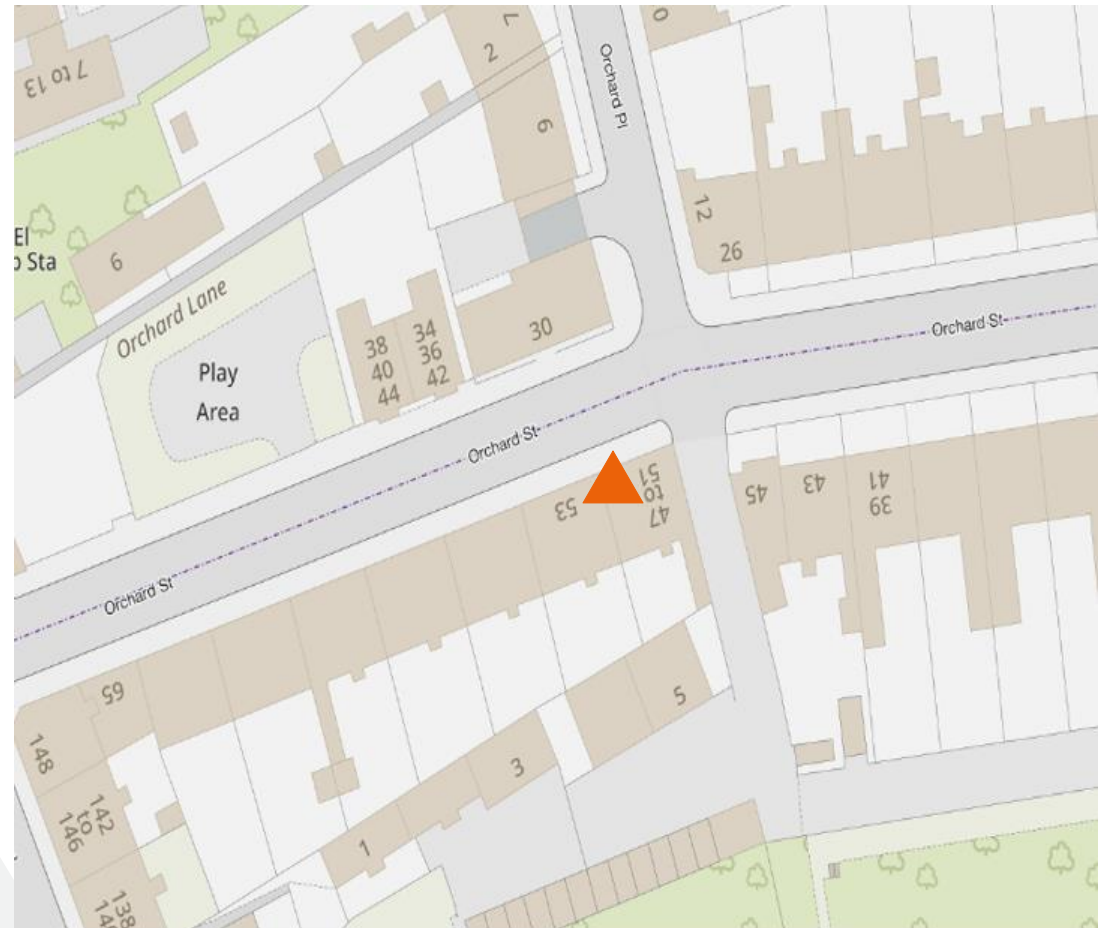
Orchard Street itself comprises mainly residential flatted accommodation, however, close by on Spital there are other commercial occupiers including Grub Fresh Food, Shakes N' Cakes and the Old Aberdeen Bookshop.

DESCRIPTION

The subjects comprise a ground floor retail unit contained within a three storey and attic building of traditional granite construction, with a slate roof over. Externally the unit features a timber framed glazed window and pedestrian doorway. A timber fascia above the property completes the frontage.

Internally the subjects comprise an office/retail premises, laid out to provide an open plan area to the front with a separately partitioned room to the rear. A W.C and tea prep are located in the middle section of the unit. The premises is generally finished the same throughout, with carpeted floors and painted plasterboard walls and ceilings. Artificial lighting is provided by spotlight fittings across the premises. Heating to the premises is via an electric boiler system.

Car parking is available within the vicinity of the premises on a pay and display basis.



ACCOMMODATION

ACCOMMODATION	m ²	ft ²
TOTAL	31.00	334

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)

PRICE

£40,000 is sought for our client's interest in the premises.

RATEABLE VALUE

The property is currently entered into the Valuation Roll with a Rateable Value of £3,800.

Qualifying occupants would be eligible to 100% rates relief, with further information available on request.

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of 'C'.

Further information and a recommendations report are available to seriously interested parties upon request.

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
 Shona Boyd, shona.boyd@shepherd.co.uk

www.shepherd.co.uk



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