

TO LET

Workshop Premises

West End Location

Suitable for Workshop and
Storage Purposes

Size – 167.38 SQM (1,802 SQFT)

100% rates relief available to
qualifying occupiers

Rental: £15,000 Per
Annum

VIRTUAL TOUR 

FOREST AVENUE LANE, ABERDEEN, AB15 4TW

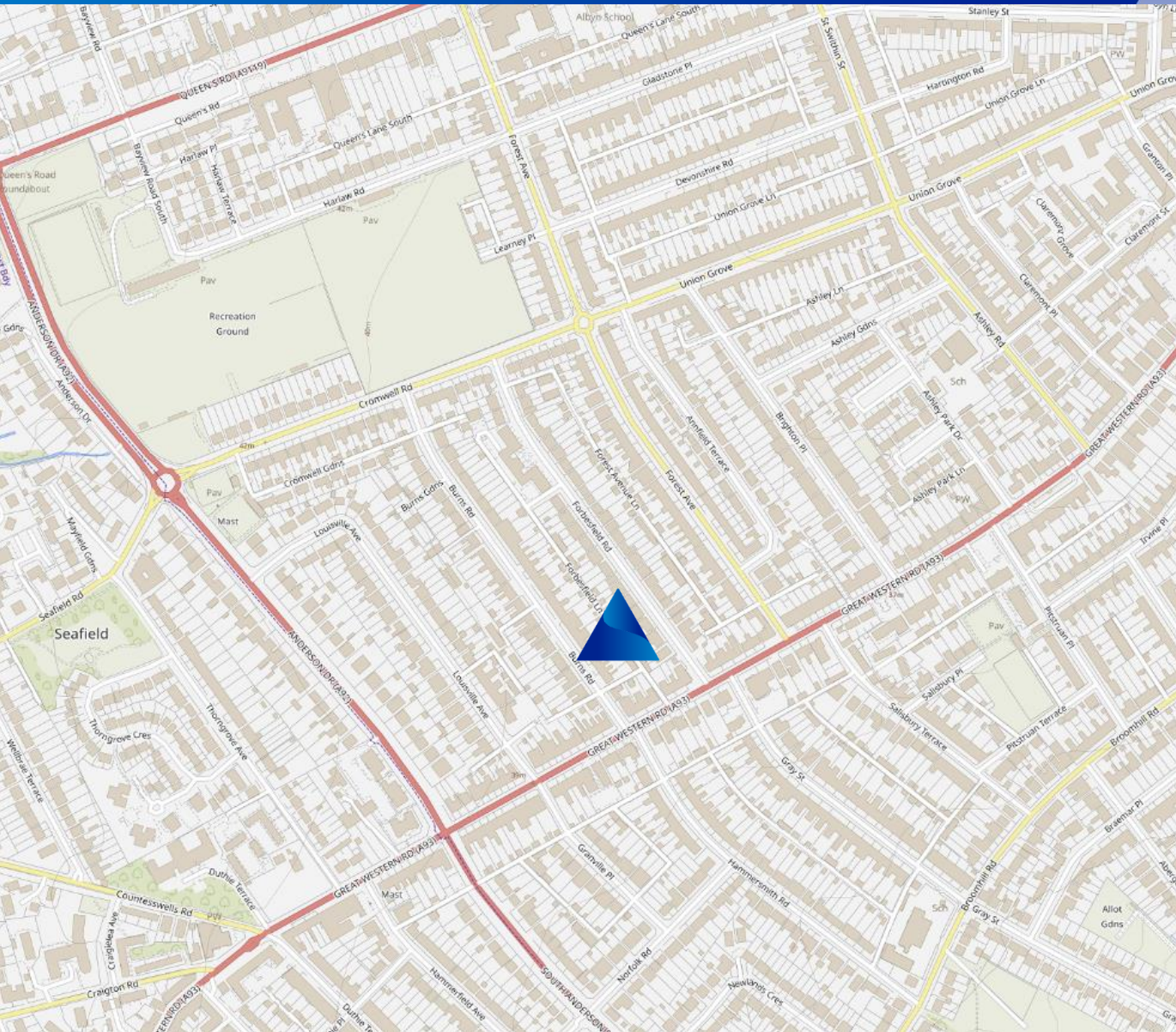
CONTACT: Melanie Grant, melanie.grant@shepherd.co.uk | 01224 202800 | shepherd.co.uk





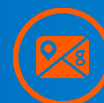
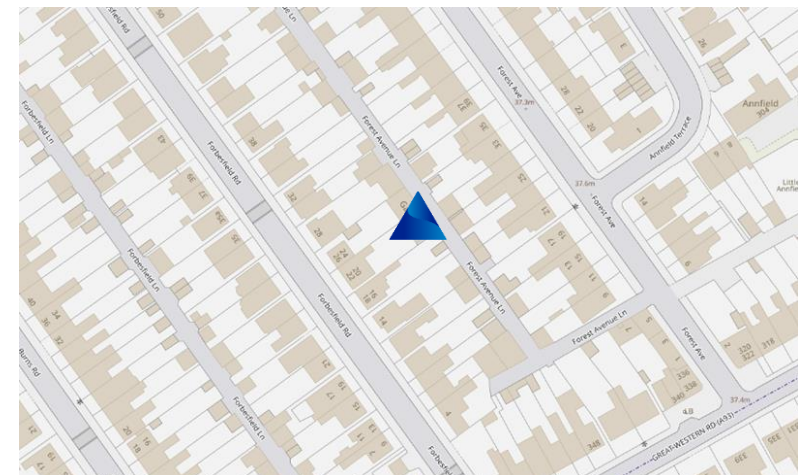
Location

FOREST AVENUE LANE, ABERDEEN, AB15 4TW



The subjects are located within the west end of Aberdeen, an affluent area of the city which comprises a mix of commercial occupiers and residential dwellings. The location is situated within the Great Western Road Conservation Area which serves to upkeep the appearance and character of the locale.

More specifically the subjects are located on Forest Avenue Lane, which can be accessed via Forbesfield Road or Forest Avenue. The surrounding area is predominately residential in nature which the exception of a few other small business premises. Parking is available on the lane on an undesignated basis.



FIND ON GOOGLE MAPS



Description

FOREST AVENUE LANE, ABERDEEN, AB15 4TW



Workshop

The subjects comprise a semi-detached building of concrete construction with a pitched aluminium sheet roof over. There are two garage style doors which provide internal access to the premises.

Internally the subjects comprise a workshop premises which at present has been partitioned into two sections. To the right-hand side of the premises office accommodation is available, this area is raised and accessed via a short flight of stairs. A timber staircase leads to the basement which provides further workshop / storage accommodation.

The flooring across the workshop in concrete, with the walls being painted concrete blocks. The ceilings feature the timber frame with metal sheeting over and translucent panels to provide some natural lighting. Artificial lighting is provided via LED strip lights. The subjects have been most recently used as a motor garage, but the premises would be suitable for a range of light industrial occupiers.

Accommodation

	m ²	ft ²
Workshop	121.98	1,313
Office	45.40	489
Basement	62.05	672.80
Total		

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



Office Room 1



Office Room 2



Basement



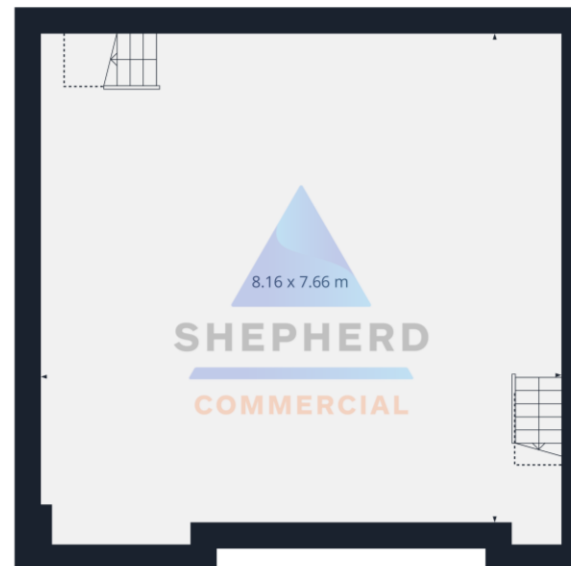
Floor Plans

FOREST AVENUE LANE, ABERDEEN, AB15 4TW

Workshop



Basement





Rental

£15,000 Per Annum is sought.

Lease Terms

The subjects are available on the basis of a new Full Repairing and Insuring Lease of negotiable duration.

Price

On application.

Rateable Value

The subjects are currently entered into the Valuation Roll at a Rateable Value of £4,800 Per Annum.

100% Rates Relief will be available to qualifying tenants through Small Business Rates Relief Bonus Scheme with further information available upon request.

Energy Performance Certificate

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

VAT

All rents, prices, premiums etc are quoted exclusive of VAT. Please note that the property is vat registered.

Legal Costs

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

Get in Touch

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



Melanie Grant

melanie.grant@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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