



**TO LET /
FOR SALE**

COMMERCIAL PREMISES

RENTAL - £15,000 PER ANNUM

**OFFERS INVITED FOR
PURCHASE**

SIZE – 308.15 SQM (3,337 SQFT)

CITY CENTRE LOCATION

LARGE OPEN PLAN SPACE

**SUITABLE FOR A VARIETY OF
USES**



WHAT 3 WORDS

4 WINDMILL BRAE, ABERDEEN, AB11 6HU

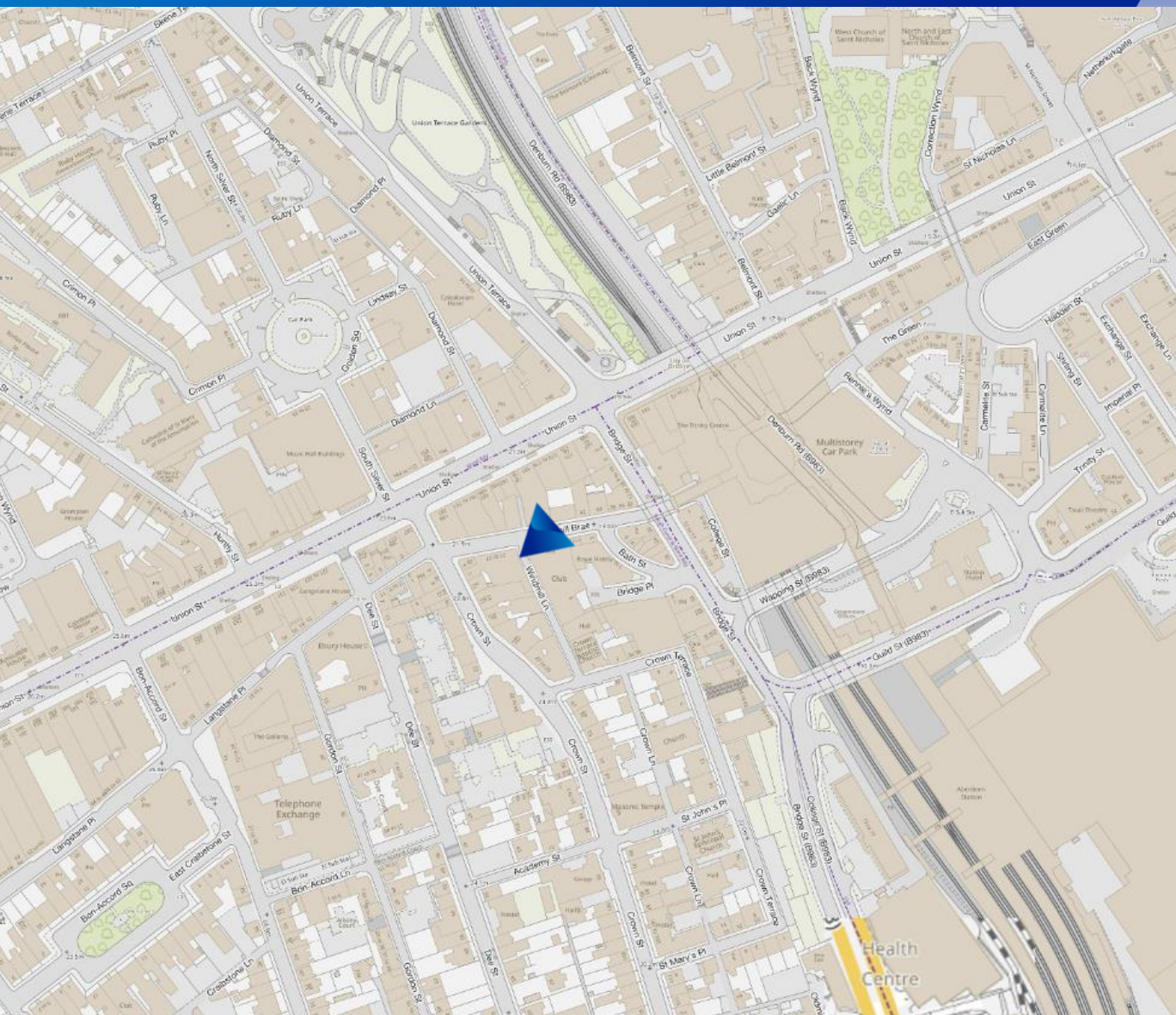
CONTACT: Melanie Grant, melanie.grant@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

4 WINDMILL BRAE, ABERDEEN, AB11 6HU



The subjects are located to the rear of Union Street, on Windmill Brae. Union Street is the main commercial throughfare for Aberdeen city and therefore benefits from consistent levels of footfall.

The prime City Centre location results in the development benefiting from a wide array of amenities to include retail, leisure offerings, offices and easy access to the transport hub situated at Union Square.

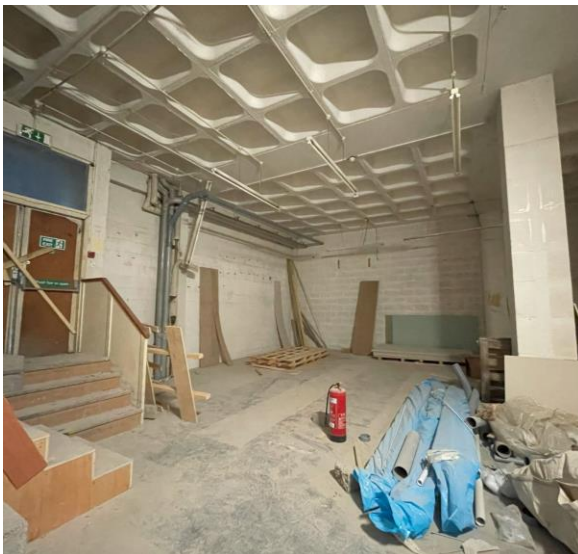
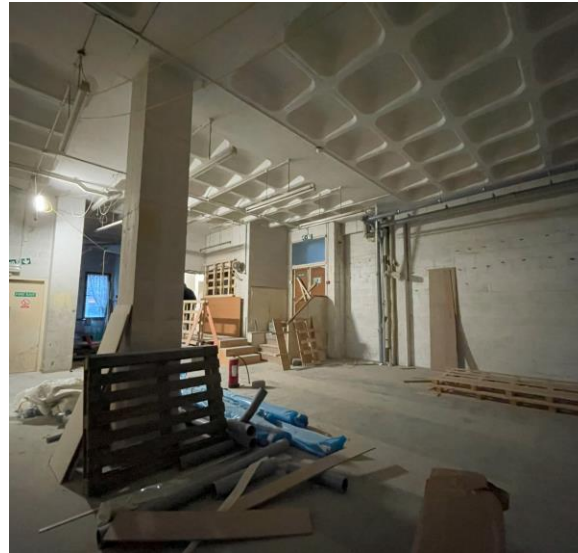


FIND ON GOOGLE MAPS



Description

4 WINDMILL BRAE, ABERDEEN, AB11 6HU



The subjects are accessed at street level via Windmill Brae. The accommodation available forms part of a larger building and comprises two separate rooms that provide open plan sale/service areas. The flooring is of solid concrete, with blockwork walls. The subjects also provide additional storage space, and w.c. facilities.

The premises are considered suitable for retail/leisure uses given the large open plan space on offer.

Accommodation

	m ²	ft ²
Area	308.15	3,317

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).



Planning

Interested parties should discuss their proposed use with the Local Planning Authority to satisfy themselves in respect of their suitability.

Rental

£15,000 per annum.

Price

Offers are invited for our client's heritable interest.

Rateable Value

The rates require to be reassessed upon occupation on an ingoing tenant.

Energy Performance Certificate

The subjects have a current energy performance rating of 'D'.

VAT

All figures quoted are exclusive of VAT at the prevailing rate

Legal Costs

Each party shall be responsible for their own legal 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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