

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

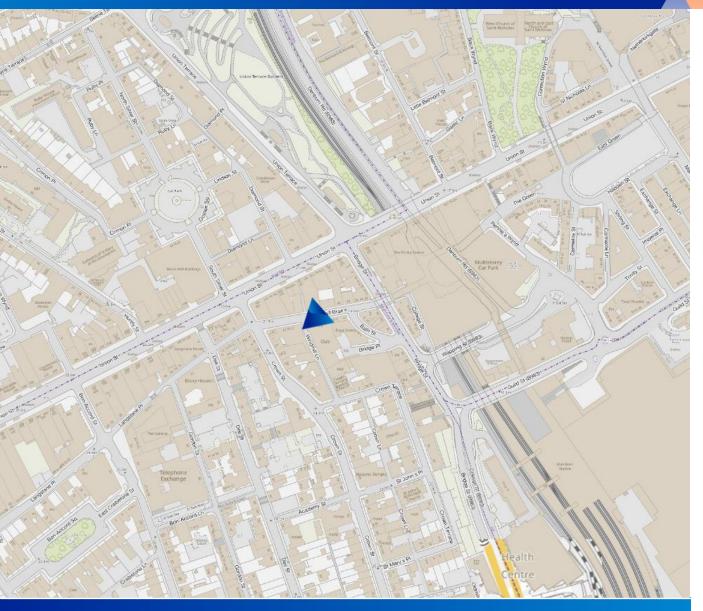


4 WINDMILL BRAE, ABERDEEN, AB11 6HU

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





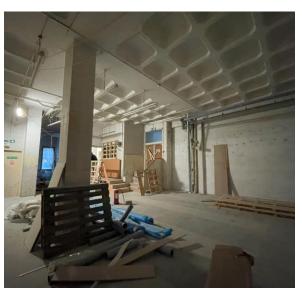




The subjects are located to the rear of Union Street, on Windmill Brae. Union Street is the main commercial throughfare for Aberdeen city and therefore benefits from consistent levels of footfall.

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.









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

	m²	ft²
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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (ii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLIC ATION DATE DECEMBER 2024