

TO LET

Surplus Office Accommodation

Prominent Location

First Floor – 86.85 sqm (935
SQFT)

2 Car Parking Spaces Available

Rental - £10,000 p.a.

Flexible Terms



32A HUTCHEON STREET, ABERDEEN, AB25 3TB

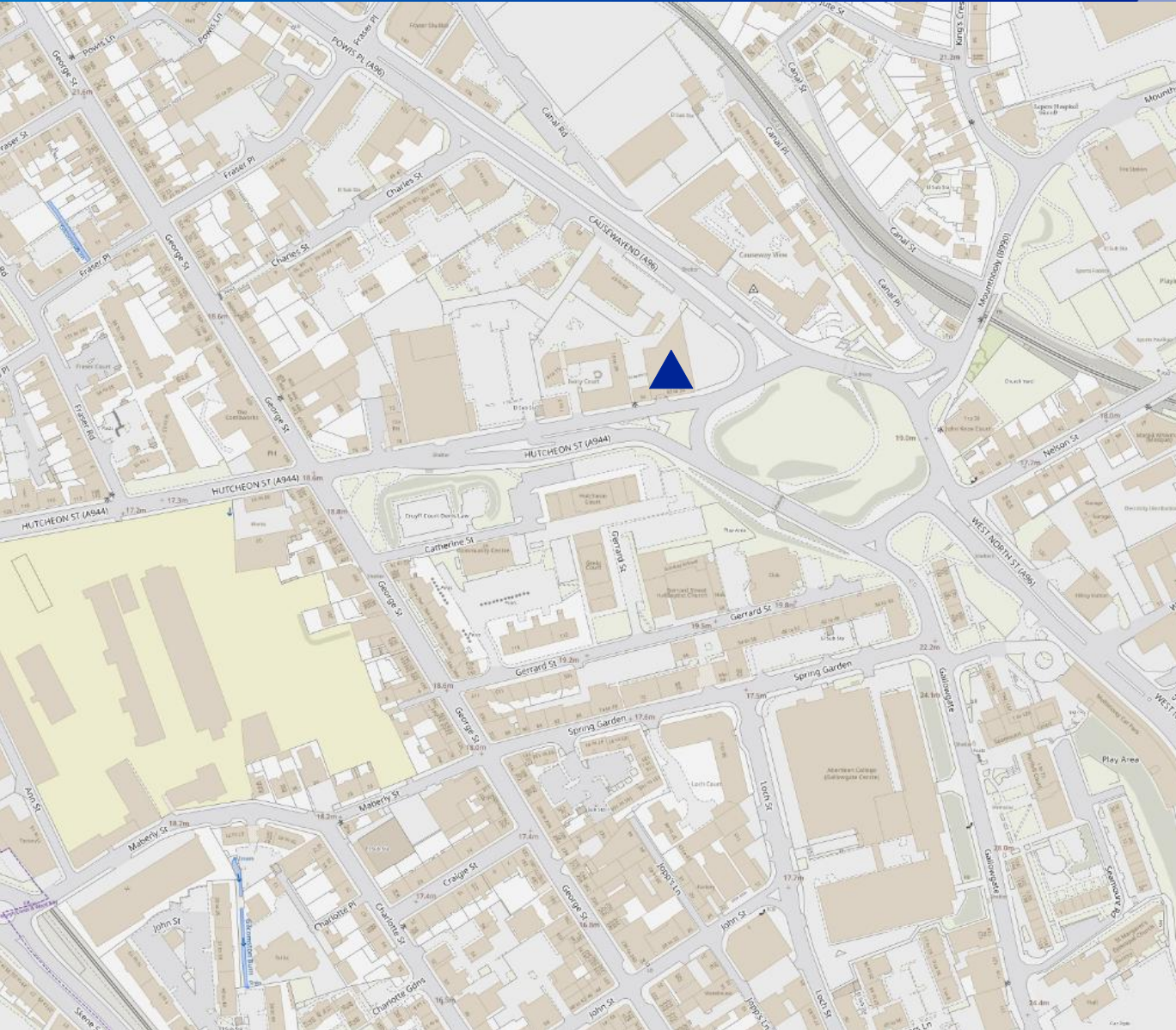
CONTACT: Mark McQueen | mark.mcqueen@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location/Description

32A HUTCHEON STREET, ABERDEEN,
AB25 3TB



The subject premises are situated on the north side of Hutcheon Street, immediately adjacent the Mounthooly roundabout where the A96 meets Hutcheon Street.

Accordingly the subjects benefit from a high-profile location with all parts of the city being within easy reach. The area is mixed in nature with commercial uses along with residential and student accommodation all being within close proximity.

Description

The subjects comprise of first floor office accommodation contained within an industrial facility which is currently utilised for a tyre and exhaust centre. The subjects benefit from their own ground floor entrance leading to the office accommodation which is situated over first floor. The accommodation itself provides open plan offices along with dedicated tea prep and W.C. facilities. The premises benefit from extensive glazing to the front with the office area having been carpeted throughout, the walls are plastered and painted, and a suspended ceiling has been installed incorporating recessed lighting. Heating is provided by electric panel heaters.

**Surplus Office Accommodation In
Prominent Location**



FIND ON GOOGLE MAPS



Accommodation

	m ²	ft ²
First Floor	86.85	935

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

Rental

£10,000 per annum is sought.

Lease Terms

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

Rateable Value

The subjects are currently entered into the Valuation Roll at a Rateable Value of £6,500.

The subjects would therefore qualify for small business rates relief should a qualifying occupier be identified.

We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

VAT

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

Service Charge

There shall be a service charge applicable for the upkeep and maintenance of the common areas.

Energy Performance Certificate

The subjects have a current Energy Performance Rating of F.

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

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant liable for LBTT and registration dues in the normal manner.

Get in Touch

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



Mark McQueen

mark.mcqueen@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.

shepherd.co.uk