

TO LET

Office / Commercial Premises

Planning obtained for a change of use to a fitness studio (Class 11)

Refurbished to a High Standard

Incentives Available

Size – 81.85 SQM (881 SQFT)

Rental: £9,840 per annum



WHAT 3 WORDS

**2ND FLOOR, LEADSIDE HOUSE, 62 LEADSIDE ROAD,
ABERDEEN, AB25 1TW**

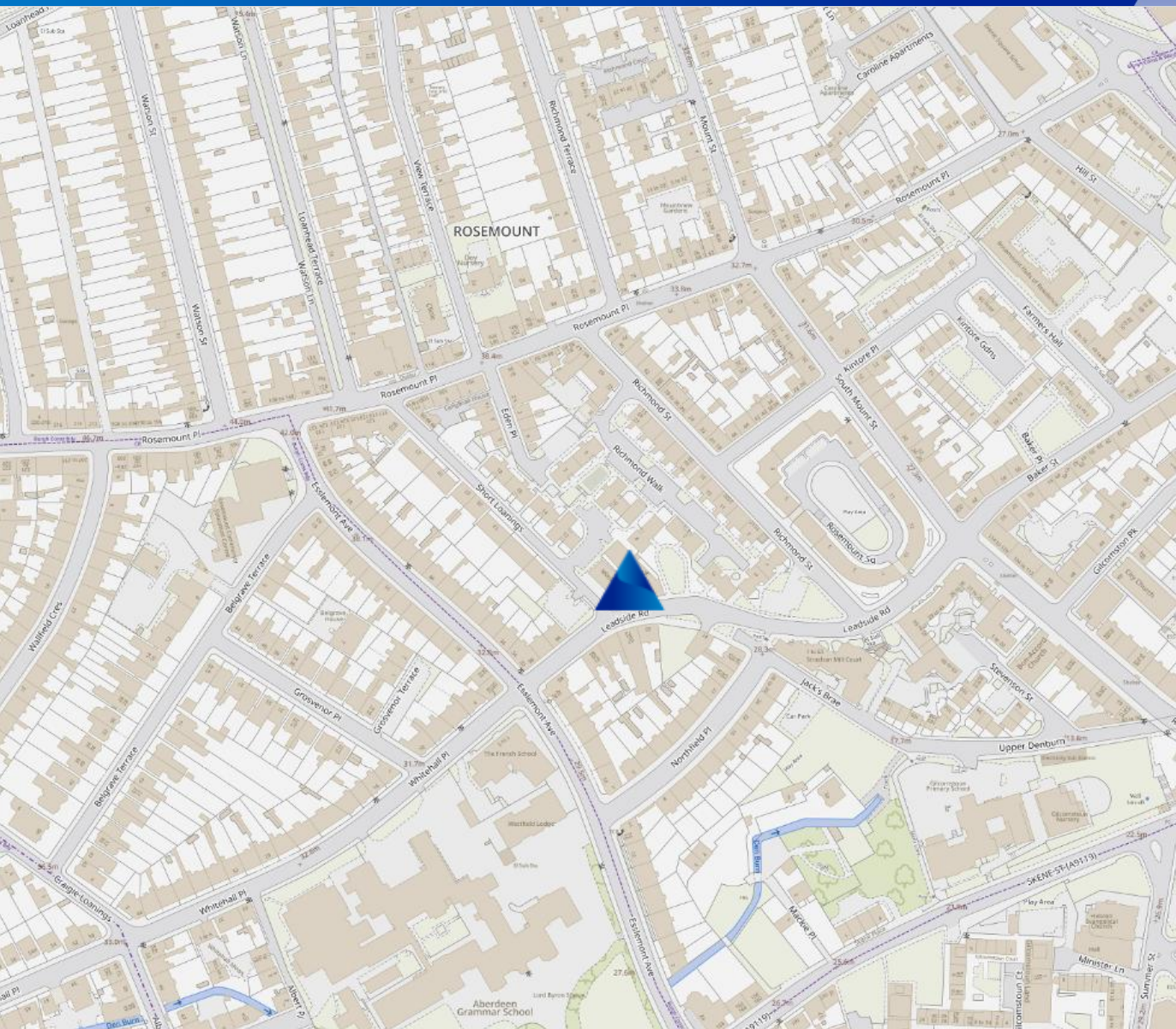
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Location

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The subjects are located on the north side of Leadside Road, between its junctions with Short Loanings and Northfield Place. It is located to the periphery of the Rosemount area of Aberdeen which forms an established secondary retailing location, a short distance to the northwest of the City Centre.

The surrounding area is a mix of commercial and residential in nature, with a number of retail/commercial units being located at ground floor level. The property is also well located for quick access to the local and national road networks. Surrounding occupiers include Georgian Dress Hire, Aberdeenshire Leasing, Scott Holliman Hair and Cult of Coffee.

Office/Commercial Premises in
Central Location



FIND ON GOOGLE MAPS



Description

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The subjects are of three storey to the front and two and a half storey design to the rear. The building is of traditional granite and slate construction incorporating dormer projections of similar construction to the front elevation and numerous velux windows to the rear pitches.

Access to the office area is via a timber and glazed recessed door leading to a common stairwell to access the suite itself. The office provides open plan office accommodation that has been finished to a good standard with the floor being carpeted, plaster and painted walls, lighting by means of spot and strip lighting and heating via electric heaters.

W.C and tea preparation facilities are located within the common stairwell.

Accommodation

	m ²	ft ²
Total	86.70	933

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).



Rental

£9,840 per annum exclusive of VAT and payable quarterly in advance.

Lease Terms

The premises are available on the basis of a new lease of negotiable duration.

Planning

The subjects have recently obtained planning permission for a change of use from Office (Class 4) to a Fitness Studio (Class 11) with further information available at: <https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZFNPZBZKS900>

Rateable Value

The subjects are currently entered into the Valuation Roll as an office at a rateable value of £7,800.

The subjects would therefore qualify for 100% Small Business Rates Relief should a qualifying occupier be identified.

Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of 'G'.

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

VAT

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

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



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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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