

**TO LET
MAY SELL**

**High quality office
premises**

Central Prominent Location

Size – 369.09 sqm (3,974 sqft)

**Potential for Residential use,
subject to planning**

13 GOLDEN SQUARE, ABERDEEN, AB10 1RH

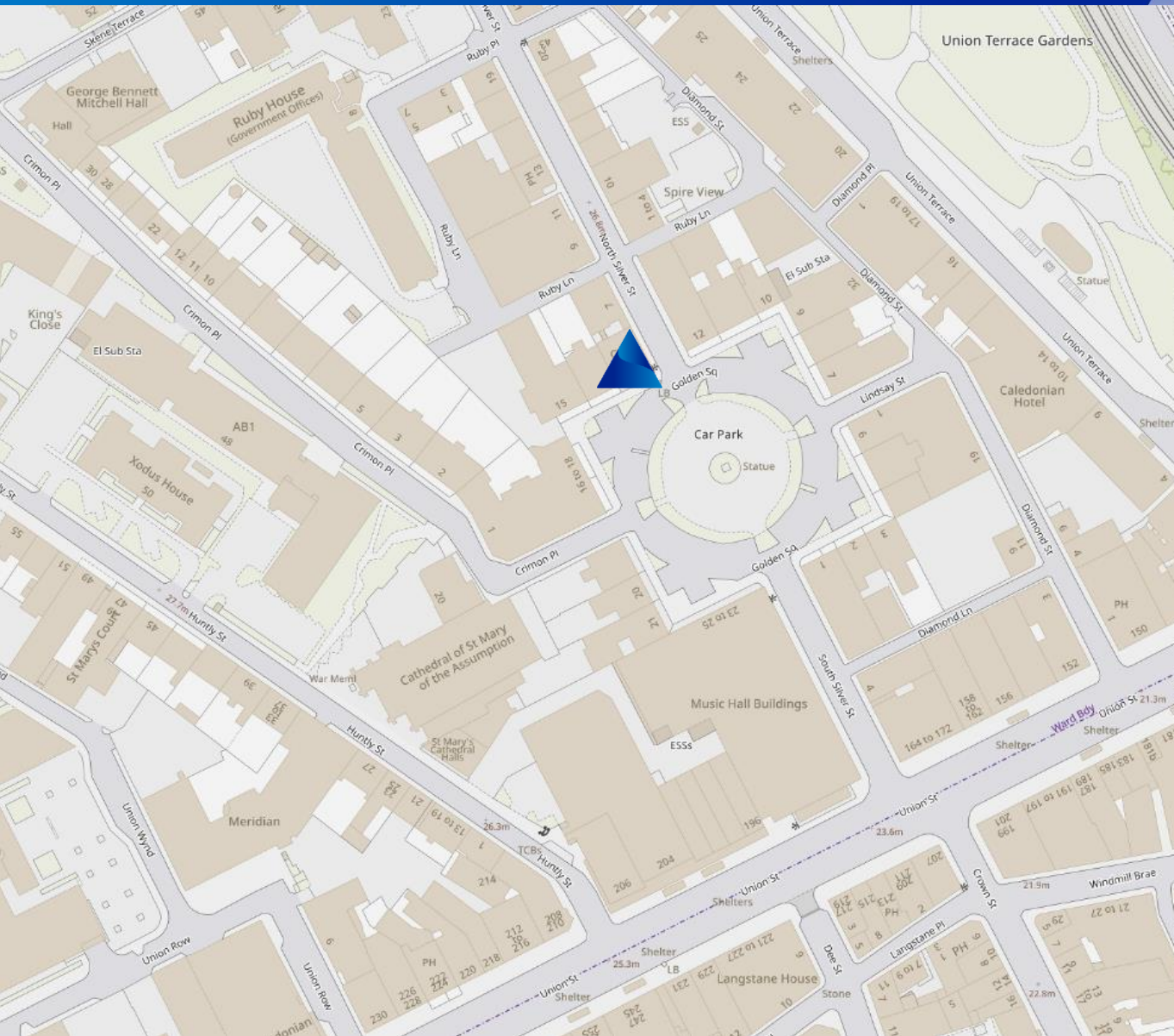
CONTACT: Mark McQueen mark.mcqueen@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

13 GOLDEN SQUARE, ABERDEEN, AB10 1RH



The premises are located on the north side of Golden Square, which is located immediately to the north of Union Street, Aberdeen's principle retailing thoroughfare.

The subjects are well located within the heart of Aberdeen city centre with good access to all local amenities and to the main road infrastructure.

The Square itself comprises of traditional terraced granite buildings, which have a variety of occupiers of commercial, residential and leisure uses.

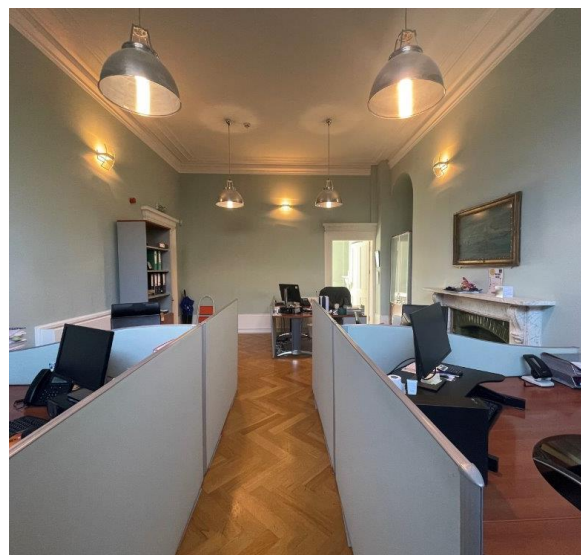
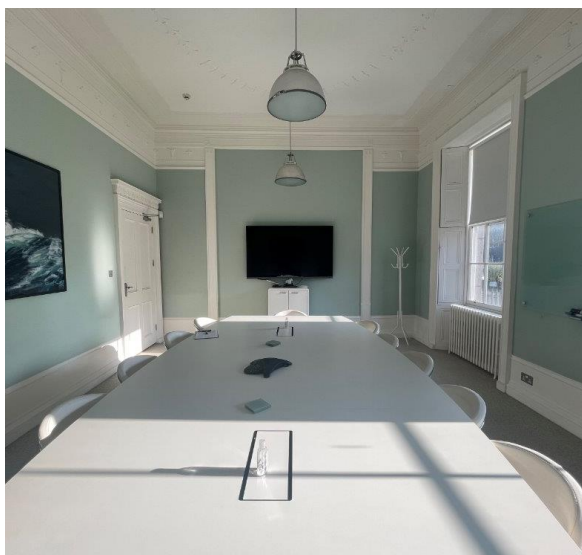
Pay and display parking is located to the front of the building and within the centre of Golden Square.

City Centre Office



Description

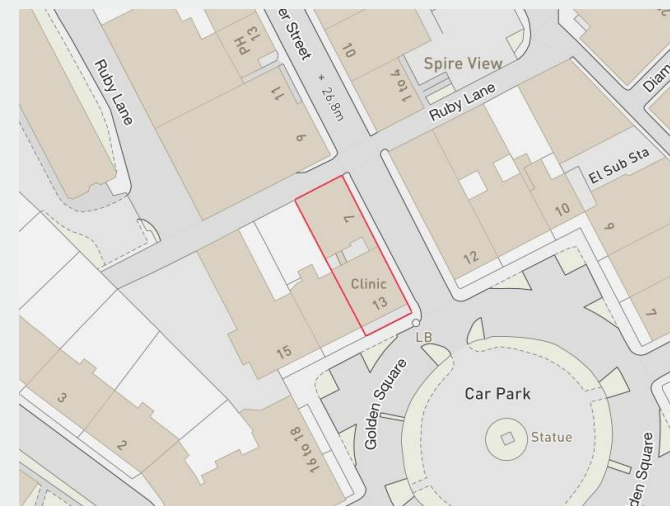
13 GOLDEN SQUARE, ABERDEEN, AB10 1RH



The subjects comprise an end-terraced traditional town house property over two storeys, attic, basement and a single storey extension to the rear.

Access to the main building is from North Silver Street with the building benefiting from separate access to the lower ground floor and a further access to the single storey extension.

Internally, the accommodation provides a series of traditional, good sized cellular style offices with associated w.c., shower and tea making facilities. The offices are finished to a high standard with gas central heating being installed, upgraded sash and case windows with artificial lighting provided by a mixture of ceiling pendants and fluorescent strip lighting units.





Accommodation

	m ²	ft ²
Lower Ground Floor	58.24	627
Ground Floor	110.26	1,187
Ground Floor Rear	53.84	580
First Floor	91.97	990
Second Floor (Store)	54.78	590
TOTAL	369.09	3,974

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

£37,500 per annum exclusive of VAT and payable quarterly in advance.

Lease Terms

Our client is seeking to lease the premises on a Full Repairing and Insuring lease for negotiable period

Price

Offers of £375,000 exclusive of VAT are sought for our clients interest in the premises

Rateable Value

The subjects are currently entered into the Valuation Roll as follows:

Office - £29,250

Energy Performance Certificate

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 with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable.

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