

FOR SALE

OFFICE PREMISES

POPULAR WEST END
LOCATION

SIZE – 124.89 SQM (1,344 SQFT)

6 CAR PARKING SPACES

PART LET – SHORT TERM
INCOME AVAILABLE

PRICE - £175,000



WHAT 3 WORDS

LOWER GROUND FLOOR, 42 CARDEN PLACE, ABERDEEN, AB10 1UP

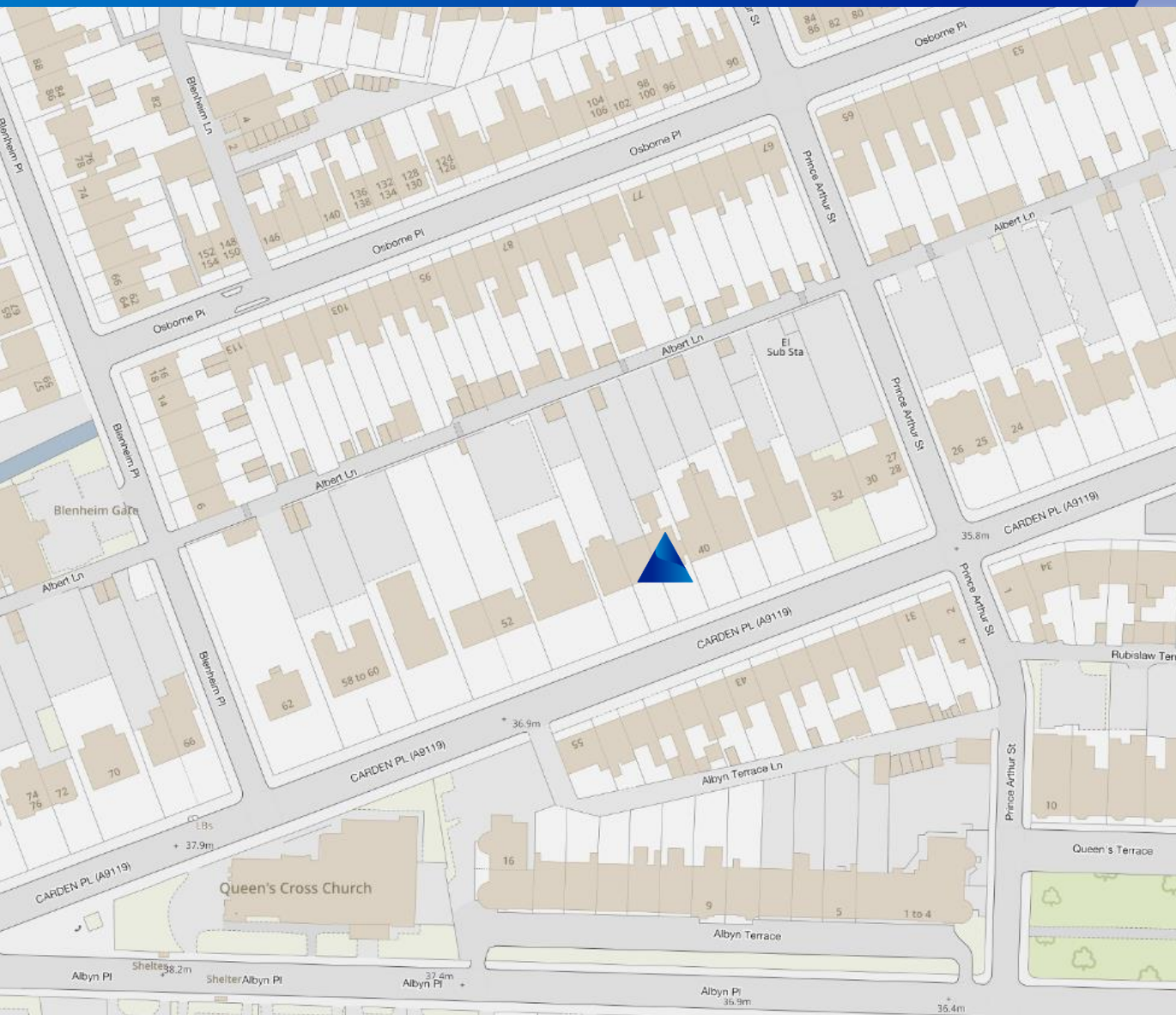
CONTACT: Mark McQueen | mark.mcqueen@shepherd.co.uk | 01224 202800 | shepherd.co.uk
Shona Boyd | shona.boyd@shepherd.co.uk | 01224 202800 | shepherd.co.uk





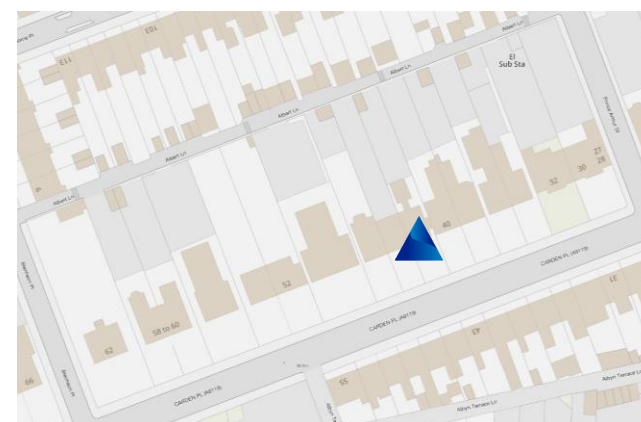
Location

LOWER GROUND FLOOR, 42 CARDEN PLACE,
ABERDEEN, AB10 1UP



The property is located on Carden Place within the heart of Aberdeen's Prime West End Office District and a short distance from Queen's Cross roundabout. By virtue of its location the building benefits from excellent transport links including immediate access to the main road infrastructure serving the City.

The surrounding area accommodates a variety of uses to include office, residential and associated local amenity to include convenience retail, restaurant and coffee shops.



**Self Contained Office Within
West End Location**



FIND ON GOOGLE MAPS



Description

LOWER GROUND FLOOR, 42 CARDEN PLACE,
ABERDEEN, AB10 1UP



The subjects comprise a self contained office arranged over lower ground floor office suite contained within a traditional west end building of granite and slate construction.

The premises have been extended to the rear to provide accommodation over two levels.

Internally the accommodation provides a mixture of cellular and open plan accommodation along with w.c. facilities and kitchen facilities.

Heating is provided by electric panel radiators with lighting provided by LED fittings.

Car Parking

The suite benefits from 6 car parking spaces, two located to the front of the premises with a further 4 spaces in the rear car park.

Accommodation

	m ²	ft ²
Lower Ground Floor (Front)	78.35	843
Ground Floor (Rear)	27.01	291
Too Floor (Rear)	19.53	210
Total	124.89	1,344

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).



Price

£175,000 is sought for our client's interest

Tenancy Details

The front section of the premises are currently let on flexible terms with further information available upon request.

Rateable Value

The subjects are entered into the Valuation Roll as follows:

- Basement - £12,750
- Rear Extension - £9,500

An Ingoing occupier will have the opportunity to appeal these figures. In addition, rates relief may be available to qualifying occupiers with further information available upon request.



Energy Performance Certificate

The subjects currently have an EPC rating of "C"

Further information and a recommendations report are available to seriously interested parties upon 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 associated with the transaction with the purchaser being responsible for any registration dues, LBTT, etc.



Get in Touch

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



Mark McQueen

mark.mcqueen@shepherd.co.uk



Shona Boyd

shona.boyd@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

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; (iii) 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. PUBLICATION DATE: DECEMBER 2024