

TO LET

Top Floor Offices

Open plan layout

2 Car Parking Spaces To The Rear

City Centre Location

86.30 sqm (929 sqft)

Rental - £10,000 p.a.

Flexible Lease Terms

53 HUNTLY STREET, ABERDEEN, AB10 1TH

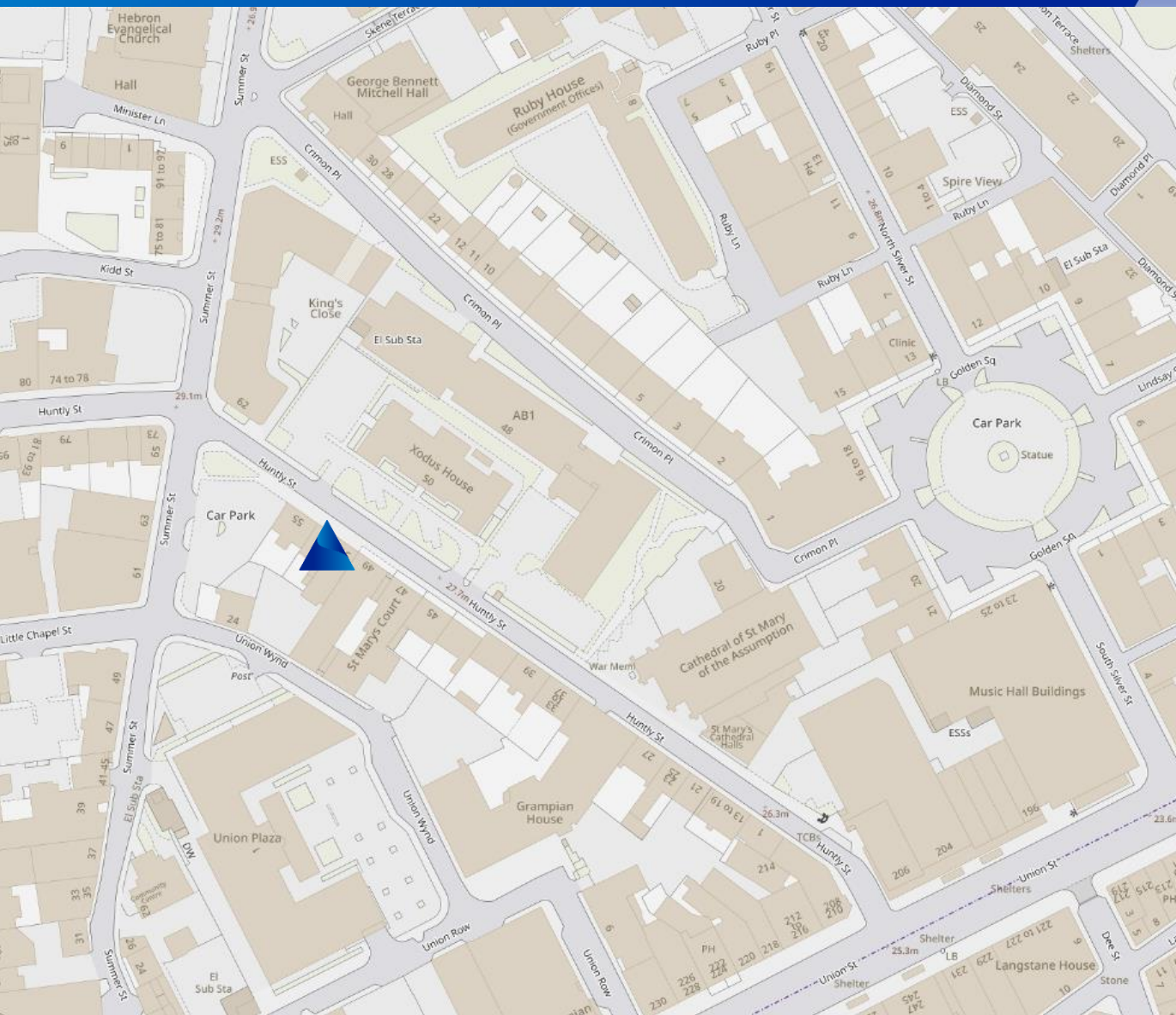
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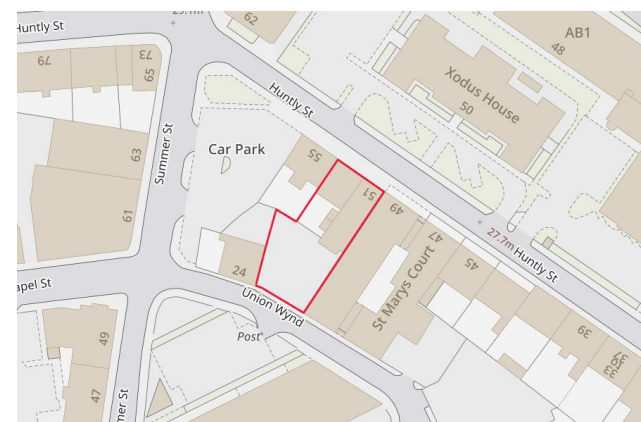
Location

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The premises are located on the west side of Huntly Street, close to its junction with Summer Street within Aberdeen City Centre.

Union Street, the City's main commercial thoroughfare is a short distance to the south. The surrounding area is mixed use in nature with office, residential, retail and restaurant all being present.



City Centre Offices With Parking



FIND ON GOOGLE MAPS



Description

53 HUNTLY STREET, ABERDEEN, AB10 1TH



The subjects comprise a third floor office suite, contained within a traditional four storey, mid terraced building of clockwork construction with a mansard style slate roof.

Internally, the accommodation has been refurbished and provides open plan office accommodation along with two meeting rooms, male and female w.c.s and a tea prep area.

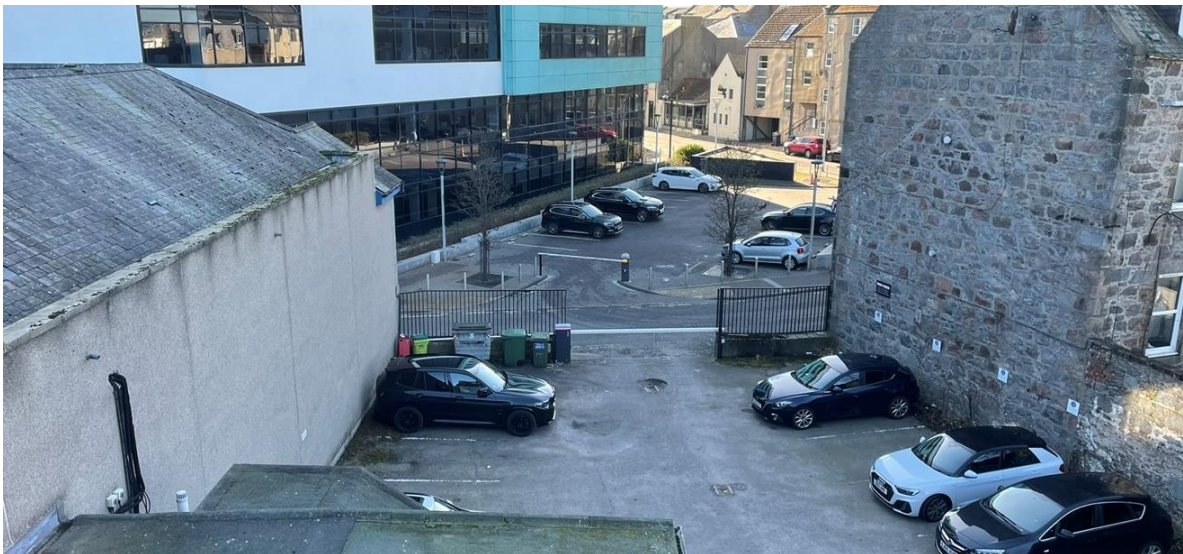
Car Parking

The accommodation benefits from 2 exclusive car parking spaces within a secure car park to the rear of the premises.

Accommodation

	m ²	ft ²
Third Floor	86.30	929

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 exclusive of VAT at the prevailing rate.

Lease Terms

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

Service Charge

There is a service charge for the upkeep and maintenance of the common areas of the building. Further information is available upon request.

Rateable Value

The suite is entered into the valuation roll as of 1st April 2023 at a rateable value of £8,800.

Qualifying occupiers would be eligible to 100% rates relief, with further information available on request.

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available.

Energy Performance Certificate

The subjects currently have an EPC rating of 'E'.

Further information and a recommendations report are available to seriously interested parties upon request.

VAT

All prices quoted are exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.

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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