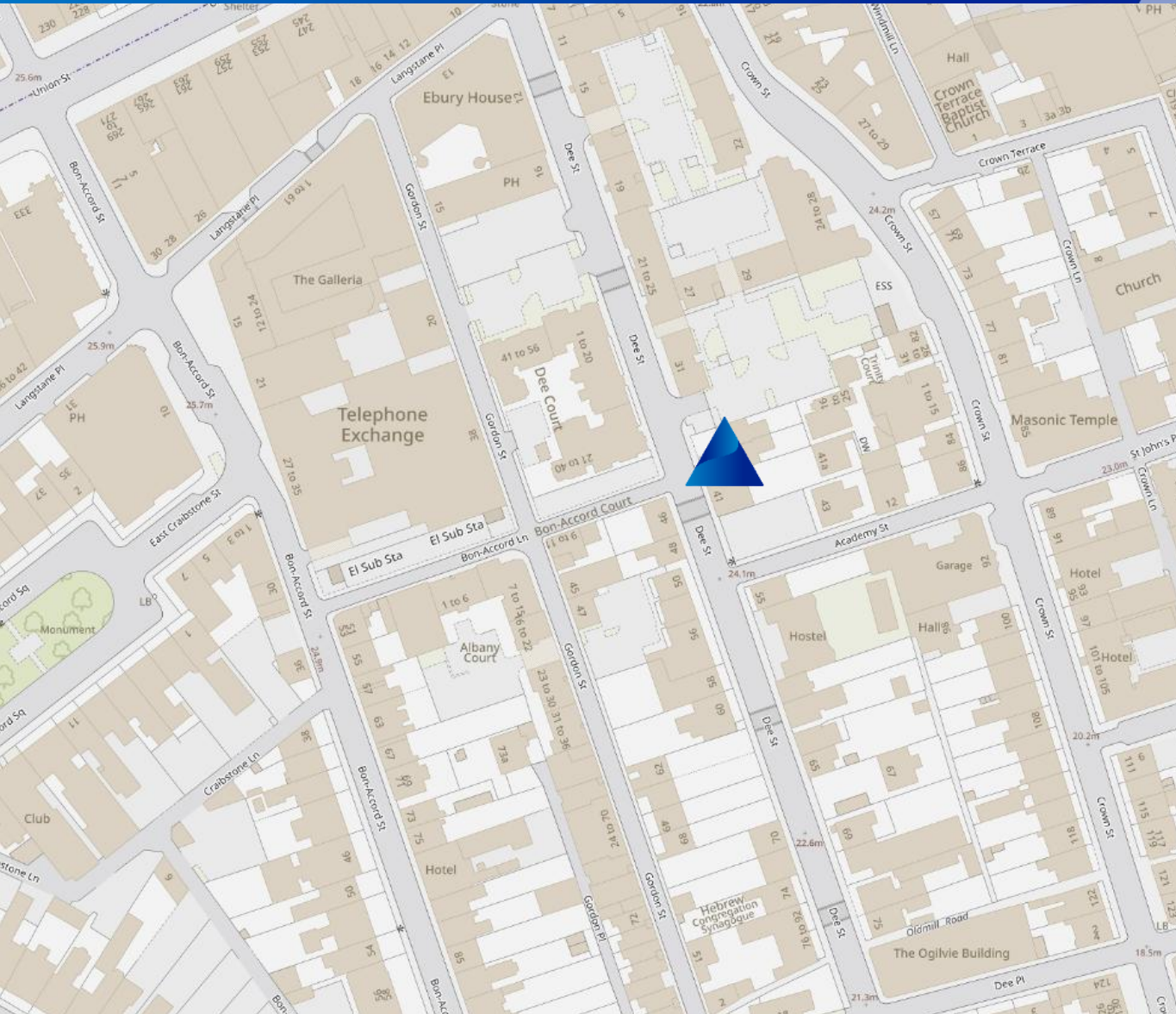




Location & Description

LOWER GROUND FLOOR, 39 DEE STREET,
ABERDEEN, AB11 6DY



Location

The subjects are located on the east side of Dee Street a short distance from Union Street, Aberdeen's principal retail and commercial thoroughfare. The property is also in close proximity to Union Square Shopping Centre and Aberdeen's main railway and bus stations.

Description

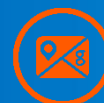
The subjects comprise a self-contained lower ground floor suite contained within a larger building extending over ground, first and attic floors.

The premises have a main door entrance accessed directly from Dee Street and affords a range of cellular office accommodation together with toilet and tea preparation facilities. The subjects have been modernised, are carpeted throughout and heated by a gas fired central heating system.

Accommodation

	m ²	ft ²
TOTAL	44.05	474

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).



FIND ON GOOGLE MAPS



Pictures

LOWER GROUND FLOOR, 39 DEE STREET,
ABERDEEN, AB11 6DY





Rental

£6,500 per annum.

Lease Terms & Rental

The subjects are available on a new full repairing and insuring lease of negotiable duration.

Car Parking

1 parking space is provided with the accommodation.

Rateable Value

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

Office: £2,900

Car Space: £1,000

VAT

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

Energy Performance Certificate

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

Legal Costs

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT, Registration dues and the cost of obtaining landlord's consent.

Get in Touch

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



Mark McQueen

Mark.mcqueen@shepherd.co.uk



Melanie Grant

melanie.grant@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.

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