

FOR SALE

Industrial Premises

Short distance from Aberdeen Harbour

Suitable for a range of commercial uses

Gross Internal Area: 445.64sqm (4,797sqft)

Benefits from 2 concrete yards

Offers in Excess of £175,000

VIRTUAL TOUR 

52B MENZIES ROAD, TORRY, ABERDEEN, AB11 9BE

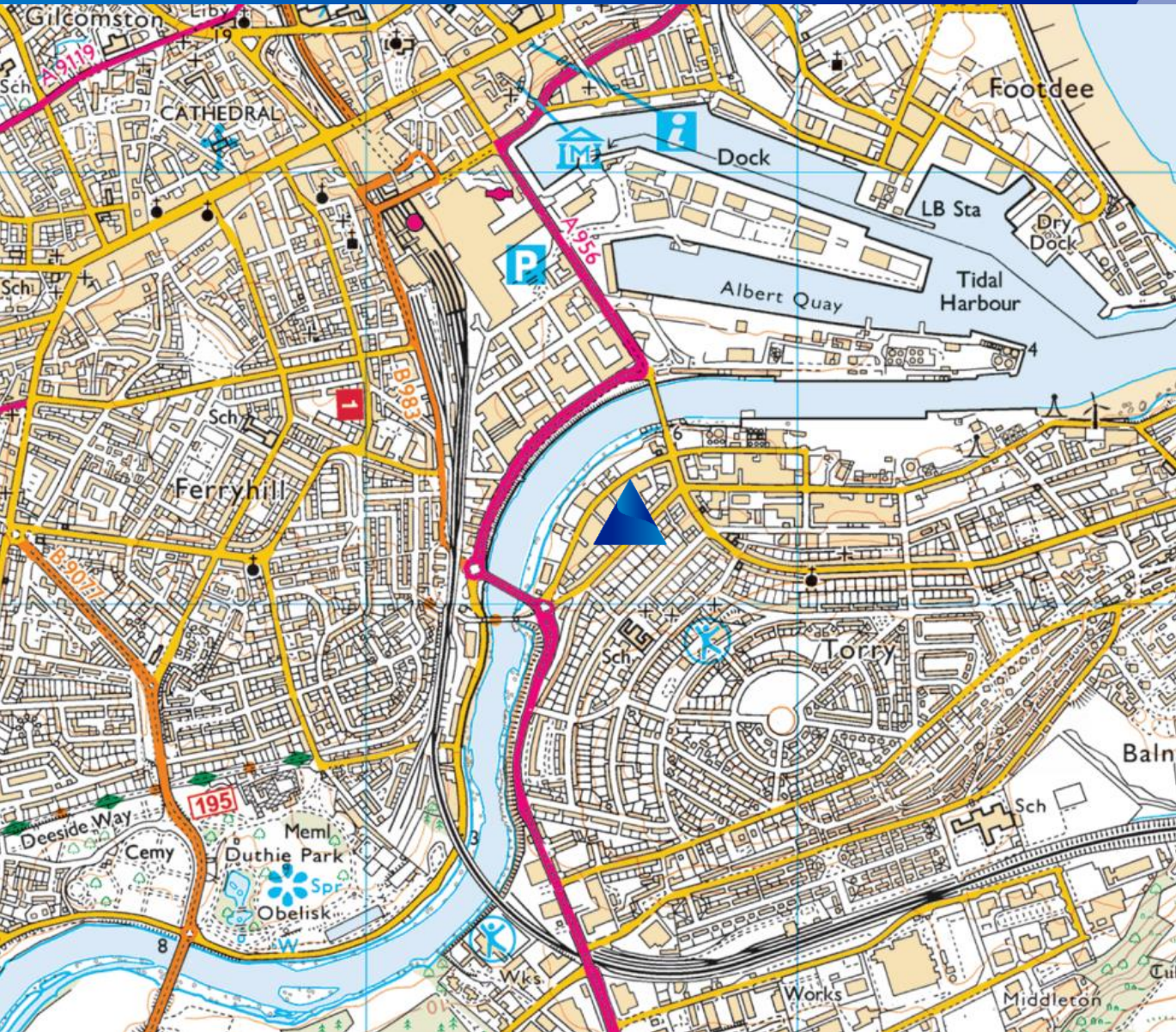
CONTACT: James Morrison | j.Morrison@shepherd.co.uk | 01224 202800 | shepherd.co.uk
Melanie Grant | melanie.grant@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

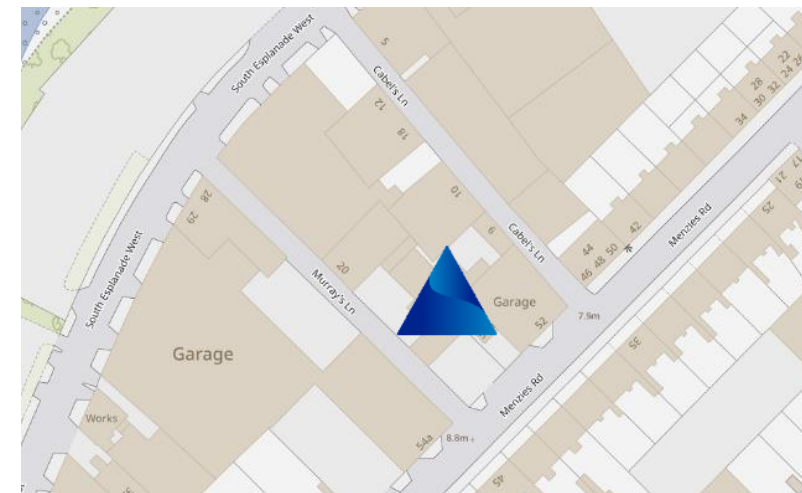
52B MENZIES ROAD, TORRY, ABERDEEN, AB11 9BE



The subjects are located within the Torry area of Aberdeen to the South of Aberdeen City Centre. Torry is mainly a large residential area, however it is well served with commercial uses to include retail and industrial.

The subjects themselves are situated on the North side of Menzies Road, between its junctions with Murray's Lane and Cabel's Lane, however, also benefit from frontage onto Murray's Lane.

Nearby commercial occupiers include Blue Sea Products, Good Taste, Torry Garage and FS Office Supplies.



FIND ON GOOGLE MAPS



Description

52B MENZIES ROAD, TORRY, ABERDEEN, AB11 9BE

The subjects comprise a two-storey, harled block construction building with a monopitched corrugated cement roof fronting Menzies Road, and a large steel portal frame extension to the rear, fronting Murrays Lane.

The extension is of steel portal frame construction with harled blockwork to dado height and profile metal sheet cladding above. The roof over is pitched metal-clad roof with translucent panels. Access is via either a pedestrian door from Menzies Road or a pedestrian and electric roller shutter door from Murrays Lane.

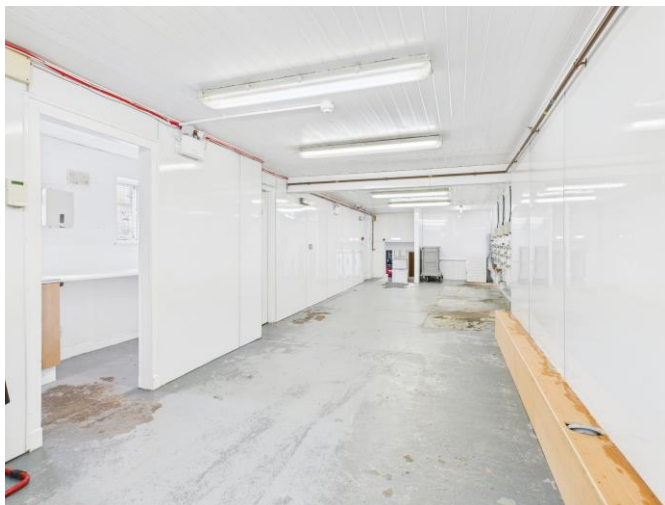
Internally, the original building offers workshop space at ground level and basic storage/staff space above, finished with concrete and timber floors and painted plasterboard walls and ceilings. The rear extension, at lower level is connected internally by concrete stairs, has solid concrete floors with the walls to the inside face of the blockwork and cladding, except in office areas which are plasterboard finished. Lighting is provided by fluorescent strip fittings.

Externally, there is a small concrete yard on Menzies Road, and a larger concrete yard on Murrays Lane.

Accommodation

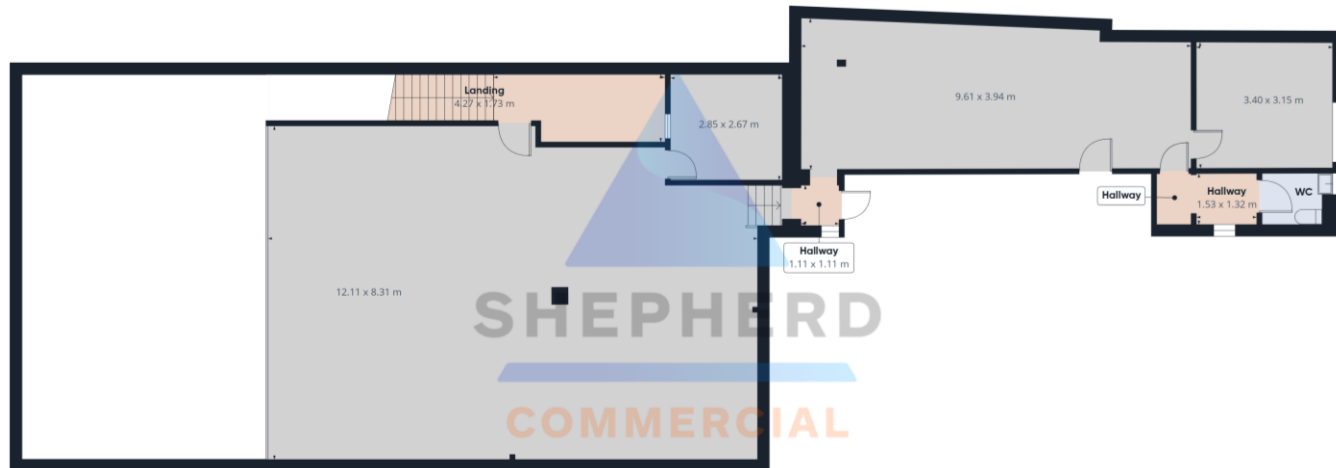
	m ²	ft ²
Ground Floor	261.79	2,818
First Floor	183.85	1,979
TOTAL	445.64	4,797

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).





GROUND FLOOR



FIRST FLOOR



Price

Offers in excess of £175,000 exclusive of VAT is sought for our client's interest in the premises.

Rateable Value

The property is currently entered into the Valuation Roll at a rateable value of £24,500.

Energy Performance Certificate

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

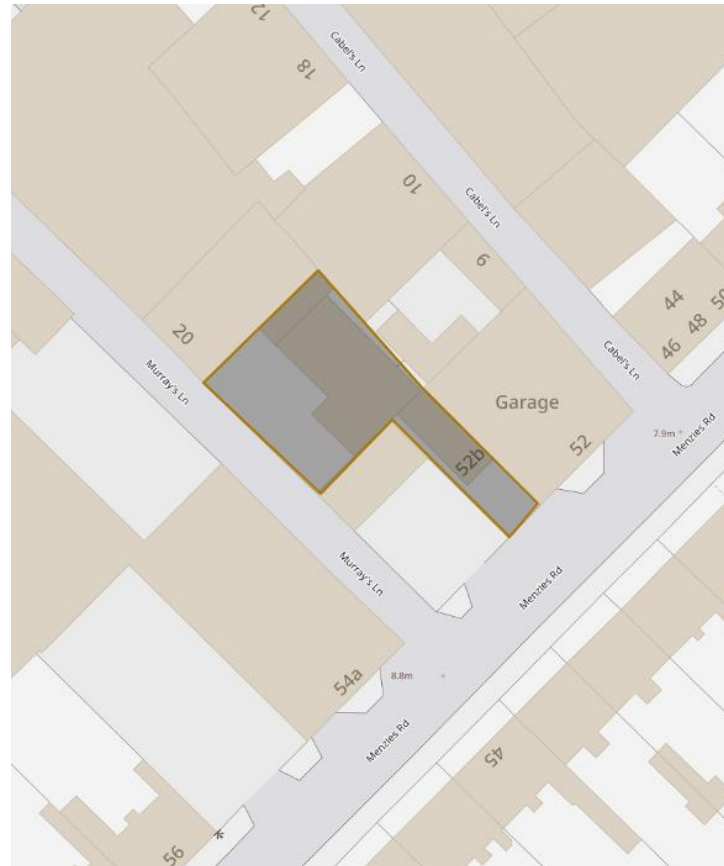
Further information and a recommendations report are available to seriously interested parties upon request.

VAT

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

Legal Costs

Each party will be responsible for their own legal costs 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:



James Morrison

james.morrison@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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