

**TO LET /
MAY SELL**

Office Premises

Suitable for residential conversion
subject to planning permission
being obtained

Located in close proximity to
Robert Gordon University

Size: 131.01 SQM (1,410 SQFT)

Rental: £15,000 pa

Price: £250,000

137 GARTHDEE ROAD, ABERDEEN, AB10 7AT

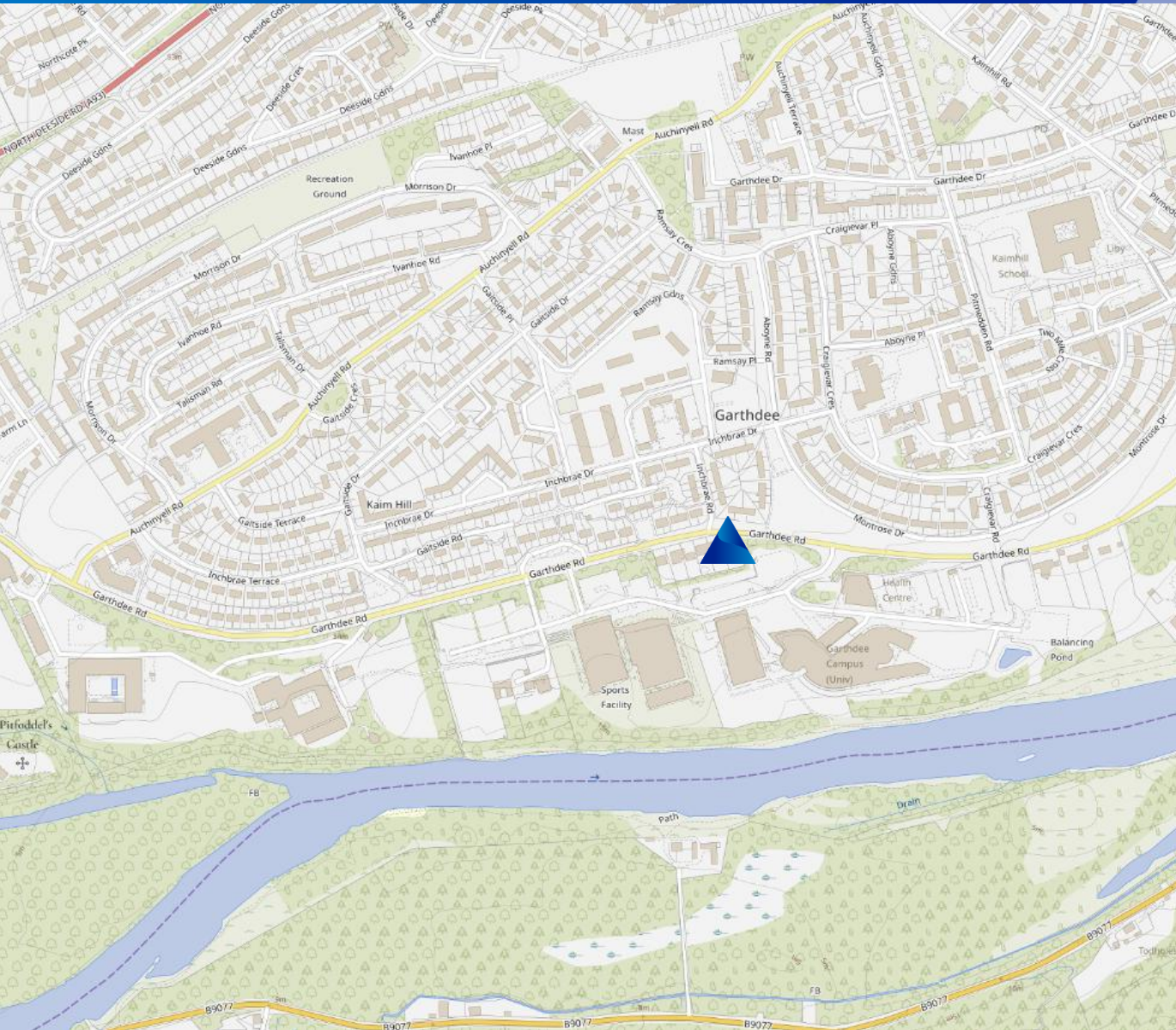
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Location

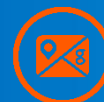
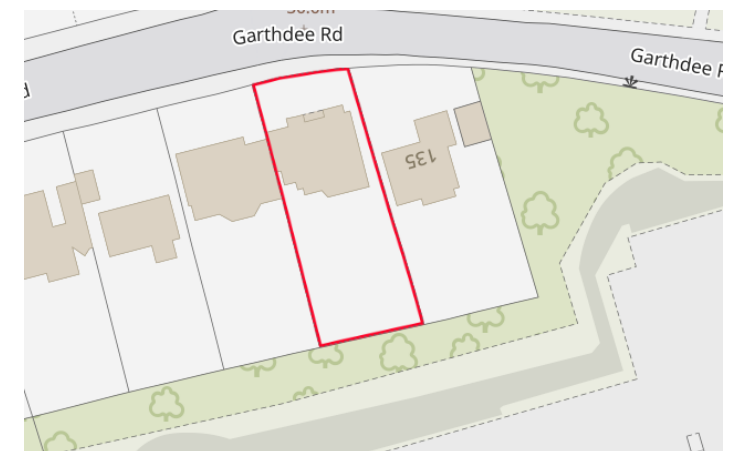
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The subjects are located within the Garthdee area of Aberdeen City, which lies around three miles southwest of the city centre. The subjects are well located to serve Robert Gordon University, with the campus being situated only a 5-minute walk away.

More specifically, the subjects are located on the South side of Garthdee Road, near its junction with Inchbrae Road and directly north of the RGU campus. The surrounding area is predominantly residential in nature, however, Garthdee offers a good range of local amenities including excellent shopping facilities at the Bridge of Dee including Asda, Sainsburys, Boots and B&Q.

Garthdee Road also forms part of one of the main arterial routes carrying traffic from the south of the city to the suburbs in the west, such as Cults and Bieldside.



FIND ON GOOGLE MAPS



Description

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The premises comprise of office accommodation arranged over one and a half stories contained within a detached traditional granite building under a pitched slate roof. The property has been extended at the rear by way of one storey projections under flat felt roofs.

Entry to the property is via a recessed doorway which benefits from ramp access. The subjects includes a driveway to the front of the building and enclosed garden area to the rear, with a garage located to the East elevation.

Internally, the ground floor is currently configured to provide three office rooms, a shower room, and a separate WC at ground floor level, together with three further office rooms at first floor. Lighting is via a mixture of wall mounted light fixtures and spotlights, with heating provided by a gas fired central heating system. The premises are carpeted throughout with the walls and ceilings are painted plasterboard.

Accommodation

	m ²	ft ²
Ground Floor	94.19	1014
First Floor	36.82	396
TOTAL	131.01	1410

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

£15,000 per annum.

Lease Terms

The subjects are available on the basis of a new Full Repairing and Insuring Lease of negotiable duration.

Price

£250,000 is sought for our clients interest in the premises.

Rateable Value

The subjects require to be re-assessed upon occupation as they form part of a larger entity.

Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of "F".

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 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:



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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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