

To Let/
May Sell



Industrial Unit with Showroom and Offices

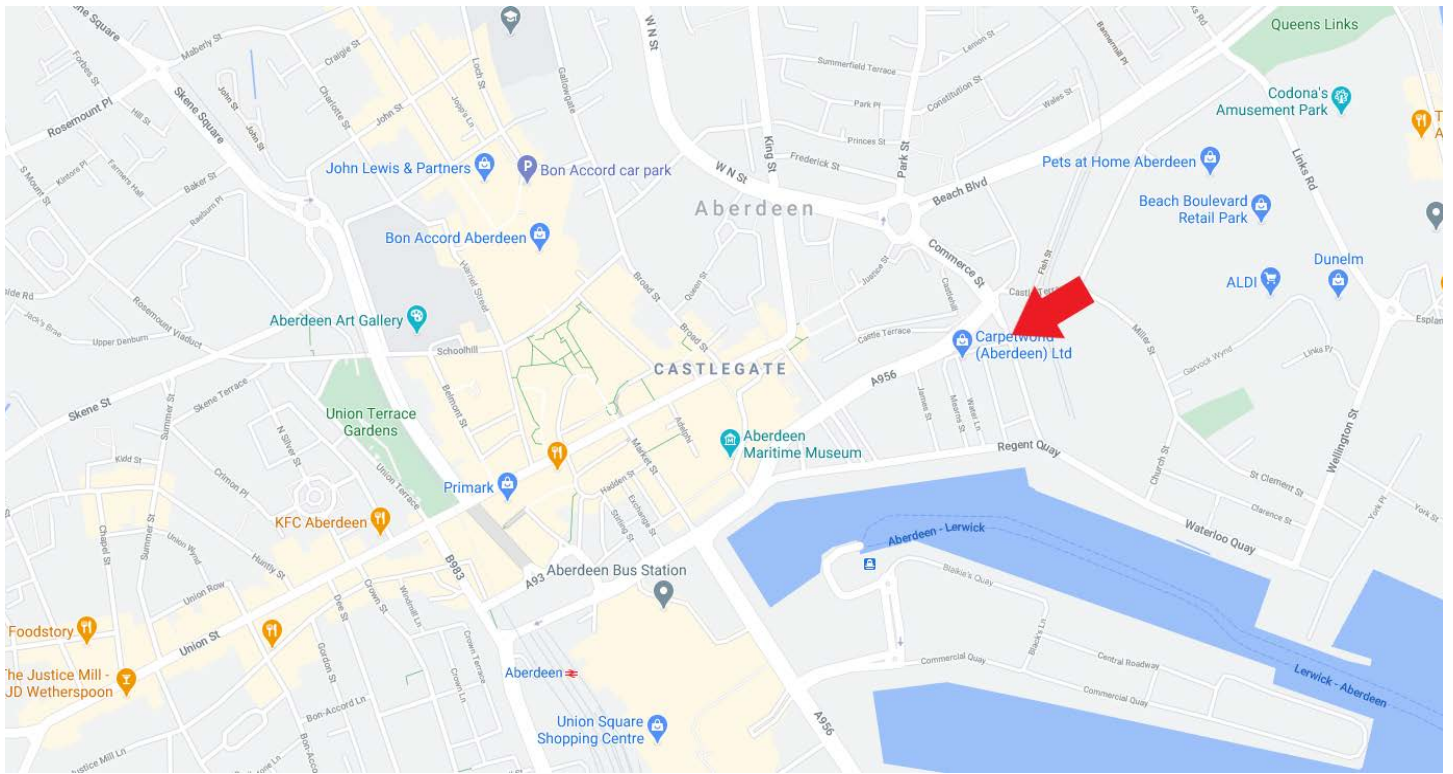
Aberdeen, 38 Commerce Street, AB11 5FP

Gross Internal Area: 469.21 sq m (5,051 sq ft)

- Close to Aberdeen Harbour
- Offers over £25,000 per annum
- Price on Application

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LOCATION

The subjects are located on the east side of Commerce Street within the harbour area of Aberdeen, a short distance to the east of the city centre. The Virginia Street public car park is directly opposite the subjects.

Nearby occupiers include Park Electrical Services, Kenway Tyres and Aberdeen Tile.

The exact location can be seen on the above plan.

DESCRIPTION

The subjects comprise an end terrace warehouse within a block of 3 similar units. The building is of steel portal frame construction with concrete block walls, faced externally with brick. The property benefits from an insulated profile sheet roof and concrete floors. A large electric roller shutter door provides vehicular access to the workshop area which has an eaves height of approximately 5.5m. There is separate pedestrian access to Commerce Street.

Internally the property comprises workshop space together with ancillary ground and first floor office accommodation and staff facilities. A separate tea prep area is provided within the workshop area. A mezzanine has been installed within part of the workshop and this can either be retained or removed by an incoming occupier. The ground floor office has previously been used as a showroom and benefits from security shutters. Heating of the office area is by way of electric panel heaters and the property has a 3 phase electricity supply.

FLOOR AREAS

The subjects provide the following gross internal floor areas, measured in accordance with the RICS Code of Measuring Practice [Sixth Edition]

Workshop	195.85 sq m	[2,108 sq ft]
Workshop (Restricted Height)	87.12 sq m	[938 sq ft]
Mezzanine Storage	75.86 sq m	[817 sq ft]
Ground Floor Offices/Showroom	52.60 sq m	[566 sq ft]
1st Floor Offices	57.78 sq m	[622 sq ft]
Total	469.21 sq m	[5,051 sq ft]

RENT

Offers over £25,000 per annum.

PRICE

On application

VAT

Any rent/price quoted is exclusive of VAT.

RATING ASSESSMENT

The valuation role shows a rateable value of £31,000 with effect from 17th December 2019

The Uniform Business Rate for the year 2020/2021 is 49.8p in the £. Water and waste water rates are also payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

Full documentation is available upon request.

ENTRY

On conclusion of all legalities..

CLOSING DATE

Whilst a closing date may not necessarily be set all interested parties are advised to note their interest in writing to the sole agents.

LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The incoming occupier will be responsible for payment of LBTT and registration dues if applicable.

OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

CONTACT:

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