

TO LET/ FOR SALE

REDUCED PRICE

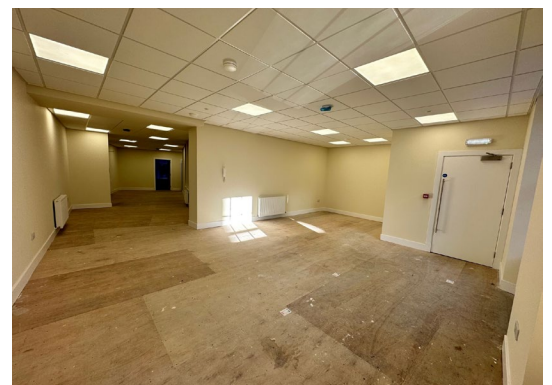


City Centre Office/Retail Unit with Class 3 Planning Consent

Aberdeen, Unit 1 Crown House, 27-29 Crown Street, AB11 6HA

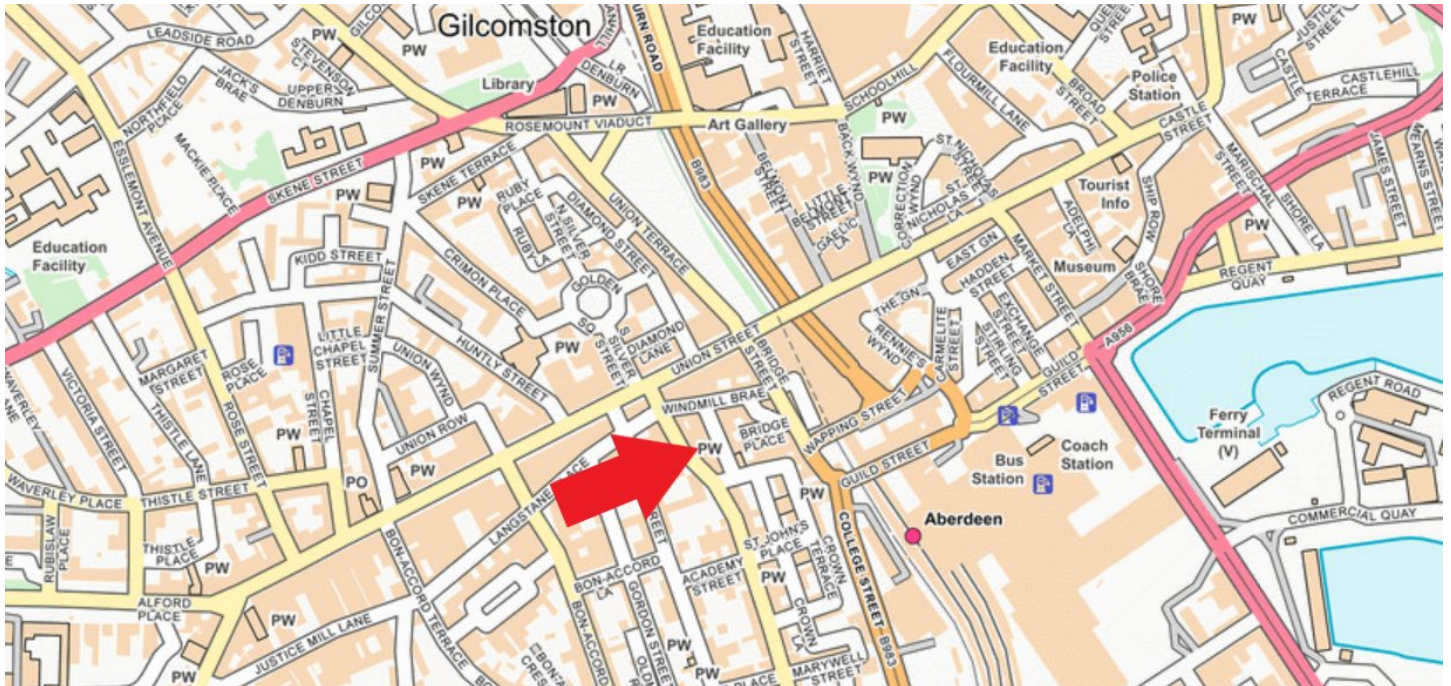
Net Internal Area: 105.24 sq m (1,133 sq ft)

- Recently Refurbished
- Open Plan Layout
- Rent: Offers in the region of £9,000 per annum
- Price: Offers over £50,000



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LOCATION

The property is located within Crown House in Aberdeen City Centre close to the junction of Crown Street and Crown Terrace.

Crown House is a short walk from Union Street, the city's main commercial thoroughfare which is popular with local and national retailers.

Occupiers in the vicinity include Ramsay World Travel, Ice Hair and Beauty and Shelter Scotland.

The exact location can be seen on the above plan.

DESCRIPTION

The subjects comprise recently refurbished ground floor open plan accommodation considered suitable for a variety of uses. The unit comprises painted plasterboard walls and suspended tile ceiling with censored LED lighting. Heating is provided by a gas central heating system serving wall mounted radiators. There is a kitchen to the rear with ladies/accessible toilet and gents toilet

FLOOR AREAS

The subjects provide the following net internal floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Ground Floor	105.24 sq m	(1,133 sq ft)
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RENT

Offers in the region of £9,000 per annum

PRICE

Offers over £50,000 are invited for our clients heritable interest in the subjects.

VAT

Any rent/price quoted is exclusive of VAT which may be applicable.

PLANNING

The property has most recently been used as an office (Class 4) however consent has been obtained for change of Class 3 (Food & Drink).

Interested parties are advised to discuss their proposed use with Aberdeen City Council Planning Department

LEASE TERMS

The subjects are available on flexible terms to be agreed.

RATING ASSESSMENT

The rateable value will require to be assessed on occupation. An estimate is available from the letting agents.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B19.

Full documentation is available upon request.

ENTRY

Upon conclusion of all legalities

CLOSING DATE

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

LEGAL COSTS

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

OFFERS / VIEWING

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

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