

# FOR SALE/MAY LET



## Industrial Unit

Aberdeen, Unit 2, 38 Commerce Street, AB11 5FP

331.18 sq m (3,565 sq ft)

- Class 11 Planning Consent (Assembly & Leisure)
- Considered Suitable for Industrial/Trade Counter uses (Subject to Planning)
- Close to Aberdeen Harbour
- Price: Offers over £200,000
- Rent: Offers over £22,500 per annum

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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 Annie Mo's, Kenway Tyres and Aberdeen College of Performing Arts.

The exact location can be seen on the above plan.

#### DESCRIPTION

The subjects comprise a mid terraced 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 vehicle access to the workshop area which has an eaves height of approximately 5.5m. There is a separate pedestrian access to Commerce Street.

Internally the property comprises a showroom area, staffroom and two wcs to the front of the building with main workshop at the rear. A stair leads to a cleaners cupboard at first floor level. The property has a 3 phase electricity supply and lighting has recently been upgraded to LED fittings.

#### FLOOR AREAS

The subjects comprise the following Gross Internal Floor Areas in accordance with the RICS Code of Measuring Practice (6th Edition).

Workshop	186.33 sq m	[2,006 sq ft]
Offices	144.85 sq m	[1,559 sq ft]
Total	331.18 sq m	[3,565 sq ft]

#### PLANNING

The property currently has Class 11 [Assembly & Leisure] planning consent however it has previously been used for Trade Counter use and is considered suitable for Trade Counter or Industrial uses [Subject to Planning]. Interested parties should make their own enquiries with Aberdeen City Council Planning Department.

#### PRICE

Offers over £200,000 are invited for our clients heritable interest in the subjects.

#### RENT

Offers over £22,500 per annum

#### TENURE

Heritable

#### VAT

The property has been opted to tax so VAT will be payable on the sale price.

#### RATING ASSESSMENT

The valuation role shows a proposed rateable value of £24,750 with effect from 1st April 2026

The Uniform Business Rate for the year 2025/2026 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

Upon 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 with the sole agents.

#### ANTI-MONEY LAUNDERING

In accordance with AML regulations, any purchaser or tenant will be required to provide proof of identity, address and source of funds once an offer is accepted.

#### 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 sole agents who will also make arrangements to view.

## Contact

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 Jackson Chartered Surveyors  
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