



- **RECENTLY REFURBISHED**
- **RENTAL: £33,500 PA**
- **PRICE: OFFERS IN EXCESS OF £235,000**
- **GIA: 415.08 SQM (4,468 SQFT)**

VIEWING & FURTHER INFORMATION:

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LOCATION:

The property is located on the west side of Holland Street in close proximity to its junction with Stafford Street and Lesley Terrace. The subjects benefit from being in close proximity to the City Centre along with the A96 which lies just a short distance to the east.

The surrounding area is a predominantly residential area however a number of commercial occupiers are located nearby with the Berryden Retail Park being located to the west of the site.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION:

The subjects comprise of a detached workshop and office building with a yard and car parking. The workshop has been constructed over single story height from a steel portal framework thereafter the walls have been infilled with roughcast concrete blockwork. The roof sections are of a pitched design clad with fibre cement sheeting. Vehicular access is provided within the north and west elevations of the building and the unit benefits from an eaves height of 5 meters.

The office accommodation is attached to the warehouse and is accommodated within a two storey building which has been constructed from roughcast concrete blockwork under a flat roof. Internally, the subjects provide a mixture of cellular and open plan office accommodation. The ladies toilet is located within the ground floor with another toilet in the adjoining workshop.

Externally, a yard is located to the north and west of the main building, the majority of which has been laid in hardcore with the exception of a small concrete area which stands to the north of the workshop. The site is bounded by blockwork wall or metal palisade fencing.



59 HOLLAND STREET, ABERDEEN, AB25 3UJ

ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	M ²	FT ²
Workshop	319.66	3,441
Ground Floor Office	47.40	510
First Floor Office	48.02	517

The above mentioned floor areas have been calculated from on site measurements on a gross internal area basis in accordance with the Sixth Edition of the RICS Code of Measuring Practice.

The yard measures approximately 900 m² and has been measured via online mapping software.

GROUND LEASE:

An area of the site which measures approximately 1,003 m² or thereby is subject to a ground lease to Aberdeen City Council which commenced on the 28th May 1990. The term of this lease is 35 years however there are a number of options for the Tenant to extend therefore the lease can last for up to 125 years from the date of entry. The current passing rental is £8,100 per annum and is subject to five yearly rent reviews with the next one due Whitsunday 2020.

RENT:

A rental of £33,500 per annum is sought. As is standard practice this will be payable quarterly in advance.

LEASE TERMS:

Our clients are seeking to lease the premises on a Full Repairing and Insuring Basis with any medium to long term lease durations being subject to upward only rent review provisions.

PRICE:

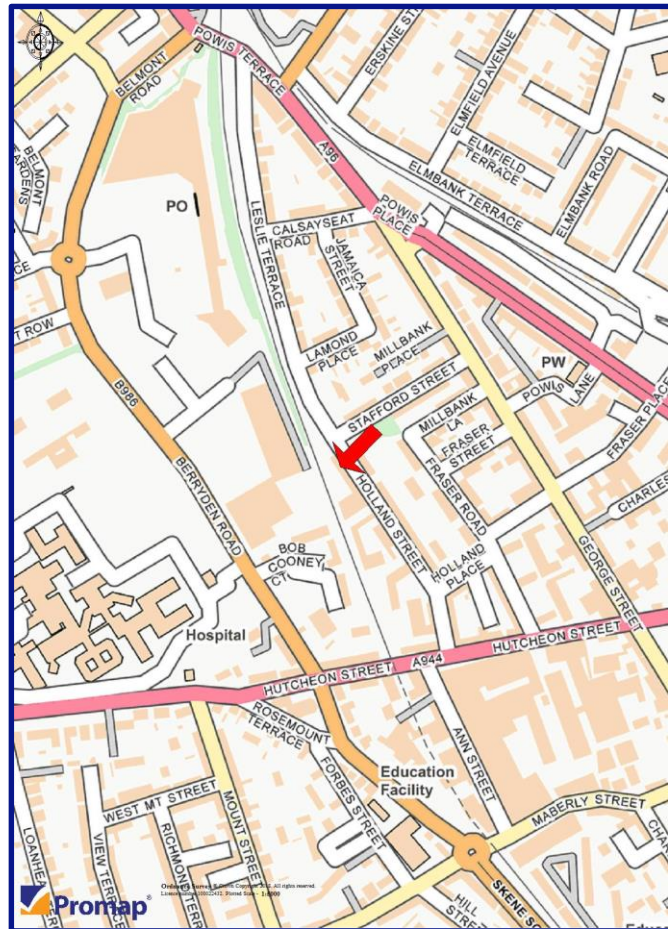
Offers in excess of £235,000 are invited for our client's interest in the subjects.

ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of E. Further information and a recommendation report is available to seriously interested parties on request.

RATING:

The subjects are currently entered into the Valuation Roll at a Rateable Value of £37,500 per annum. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value. Please note that the rates are currently under appeal.



ENTRY:

Upon conclusion of legal missives.

VIEWING & OFFERS:

For further information or viewing arrangements please contact the sole agents:-

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