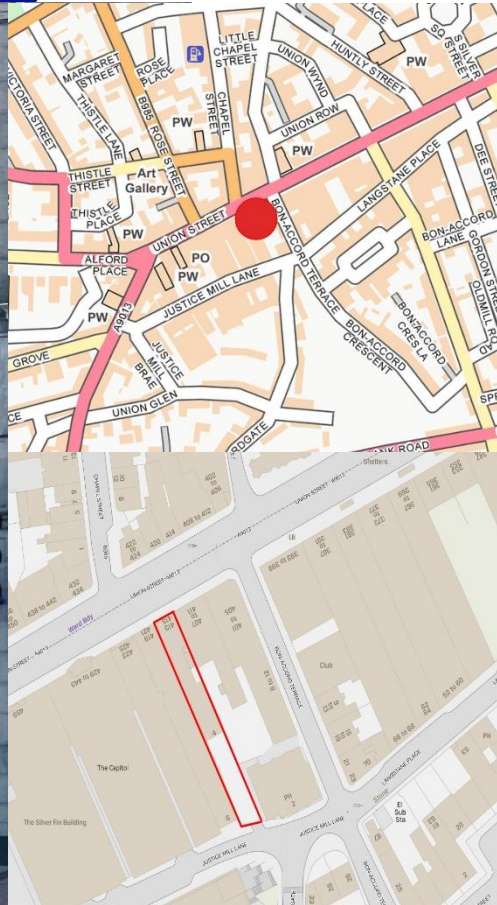


FOR SALE

DEVELOPMENT OPPORTUNITY

WITH SHORT TERM INCOME



413-415 UNION STREET & 4 JUSTICE MILL LANE, ABERDEEN

- OFFERS OVER £675,000
- 413-415 UNION STREET CURRENTLY LET AT £40,000 PA
- CITY CENTRE LOCATION

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

Tel: 01224 202 800

www.shepherd.co.uk

Commercial Agency • Commercial Valuation • Development & Trade Related Appraisals • Building Consultancy
Development & Investment Consultancy • Acquisitions • Dispute Resolution • Rent Review
Compulsory Purchase & Compensation • Rating • Property Management • Commercial EPC

LOCATION:

The subjects are located in Aberdeen City Centre between the junctions of Holburn Street and Bon Accord Terrace on the south side of Union Street. The area has recently seen a number of completed office developments, namely The Silver Fin and The Capitol, which provide over 200,000sqft of City Centre office accommodation. The property is just a short distance from the West End of Aberdeen along with being a 15 minute walk from Aberdeen Train Station, Bus Station and Union Square

DESCRIPTION:

413-415 Union Street

The subjects comprise a mid-terraced property incorporating a retail unit at ground floor and basement with cellular office accommodation above. The building is of granite construction under a pitched slated roof with extension to the rear. 413 & 415 benefit from having separate access.

Justice House, 4 Justice Mill Lane

The property comprises a converted brick outhouse of steel construction under a pitched slated roof. The building is arranged over three levels and benefits from two open plan floor plates at first and second floor level. At lower ground floor level, there is a large boardroom, as well as male and female toilets. There is also a large document store room to the rear.

The property benefits from seven parking spaces and one disabled space accessed off Justice Mill Lane.

Both properties benefit from comfort cooling throughout.

ACCOMMODATION:

We have calculated the following approximate Net Internal Area (NIA) floor areas in accordance with the RICS Code of Measuring Practice 6th Edition:

413 Union Street	SQM	SQFT
First Floor Extension	33.16	357
First Floor Offices	37.01	506
Second Floor Offices	51.19	551
Total	121.36	1,414

415 Union Street	SQM	SQFT
Ground Floor	73.13	788
Basement	33.86	365
Total	106.99	1,153

Justice House, 4 Justice Mill Lane	SQM	SQFT
Ground Floor	23.60	283
Store	26.07	287
First Floor	100.19	1,079
Second Floor	100.41	1,080
Total	252.97	2,729

LEASE DETAILS:

413 – 415 Union Street is currently let to The Firm of Aberdein Considine until 27th February 2021 at a passing rental of £40,000pa. The lease is on Full Repairing and Insuring basis with no further rent reviews. The leaseholder has advised that should a purchaser require Vacant Possession of the property, they would be prepared to terminate their lease.

PLANNING:

413 – 415 Union Street is a Category C listed building whilst Justice House is not listed. We believe the site lends itself to redevelopment and our client has a number of schemes prepared which can be provided to interested parties upon request. Any interested parties who wish to redevelop the subjects should make their own enquires with Aberdeen City Council as to the suitability of their proposed scheme.

PRICE:

Offers in excess of £675,000 are invited.

RATEABLE VALUE:

The subjects are currently entered in the Valuation Roll at the following:

413-415 Union Street - £39,750
4 Justice Mill Lane - £35,000

We would point out that an incoming occupier would have the opportunity to appeal the Rateable Values.

ENERGY PERFORMANCE CERTIFICATE:

The subjects currently have the following EPC Ratings:

413-415 Union Street - D
4 Justice Mill Lane – F

A copy of the EPC and a recommendation report can be provided upon 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 with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable.

VIEWING:

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

Shepherd Chartered Surveyors
35 Queens Road, Aberdeen, AB15 4ZN
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Contact: James Morrison
Email: j.morrison@shepherd.co.uk
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