

CITY CENTRE ACCOMMODATION

- > RENTAL - £15,000 PER ANNUM
- > OFFERS INVITED FOR PURCHASE
- > SIZE – 308.15 SQM (3,337 SQFT.)
- > CITY CENTRE LOCATION
- > LARGE OPEN PLAN SPACE
- > SUITABLE FOR A VARIETY OF USES

TO LET/FOR SALE

4 WINDMILL BRAE, ABERDEEN, AB11 6HU

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LOCATION

The subjects are located to the rear of Union Street, on Windmill Brae. Union Street is the main commercial thoroughfare for Aberdeen city and therefore benefits from consistent levels of footfall.

The prime City Centre location results in the development benefiting from a wide array of amenities to include retail, leisure offerings, offices and easy access to the transport hub situated at Union Square.

DESCRIPTION

The subjects are accessed at street level via Windmill Brae. The accommodation available forms part of a larger building and comprises two separate rooms that provide open plan sale/service areas. The flooring is of solid concrete, with blockwork walls. The subjects also provide additional storage space, and w.c. facilities.

The premises are considered suitable for retail/leisure uses given the large open plan space on offer.

PLANNING

Interested parties should discuss their proposed use with the Local Planning Authority to satisfy themselves in respect of their suitability.

ACCOMMODATION

The following areas have been calculated on a net internal area basis in accordance with the code of measuring practice (6th edition) as prepared by the RICS.

ACCOMMODATION	m ²	ft ²
Area	308.15	3,317

RENT

£15,000 per annum.

PRICE

Offers are invited for our client's heritable interest.

RATEABLE VALUE

The rates require to be reassessed upon occupation on an incoming tenant.

ENERGY PERFORMANCE CERTIFICATE

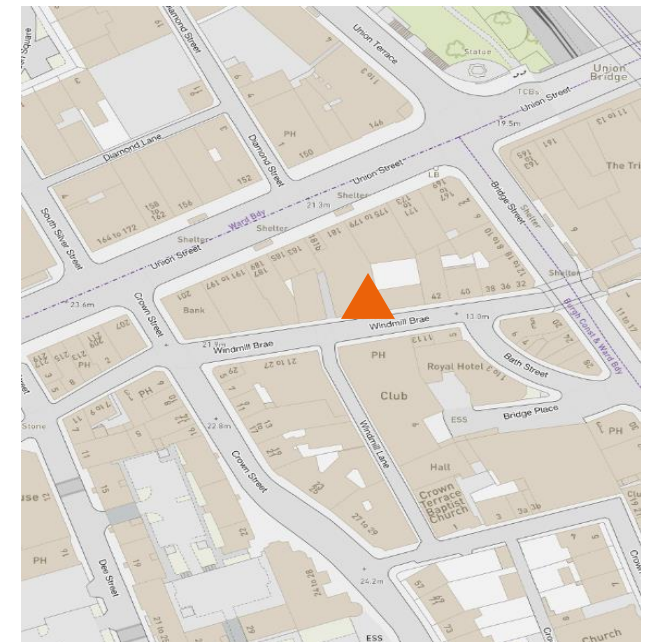
The subjects have a current energy performance rating of 'D'.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration dues etc.



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

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