

## WORKSHOP PREMISES

- > WEST END LOCATION
- > SUITABLE FOR WORKSHOP AND STORAGE PURPOSES
- > SIZE – 167.38 SQM (1803 SQFT)
- > RENTAL – £14,000 PER ANNUM
- > 100% RATES RELIEF AVAILABLE TO QUALIFYING OCCUPIERS

TO LET

**FOREST AVENUE LANE, ABERDEEN, AB15 4TW**

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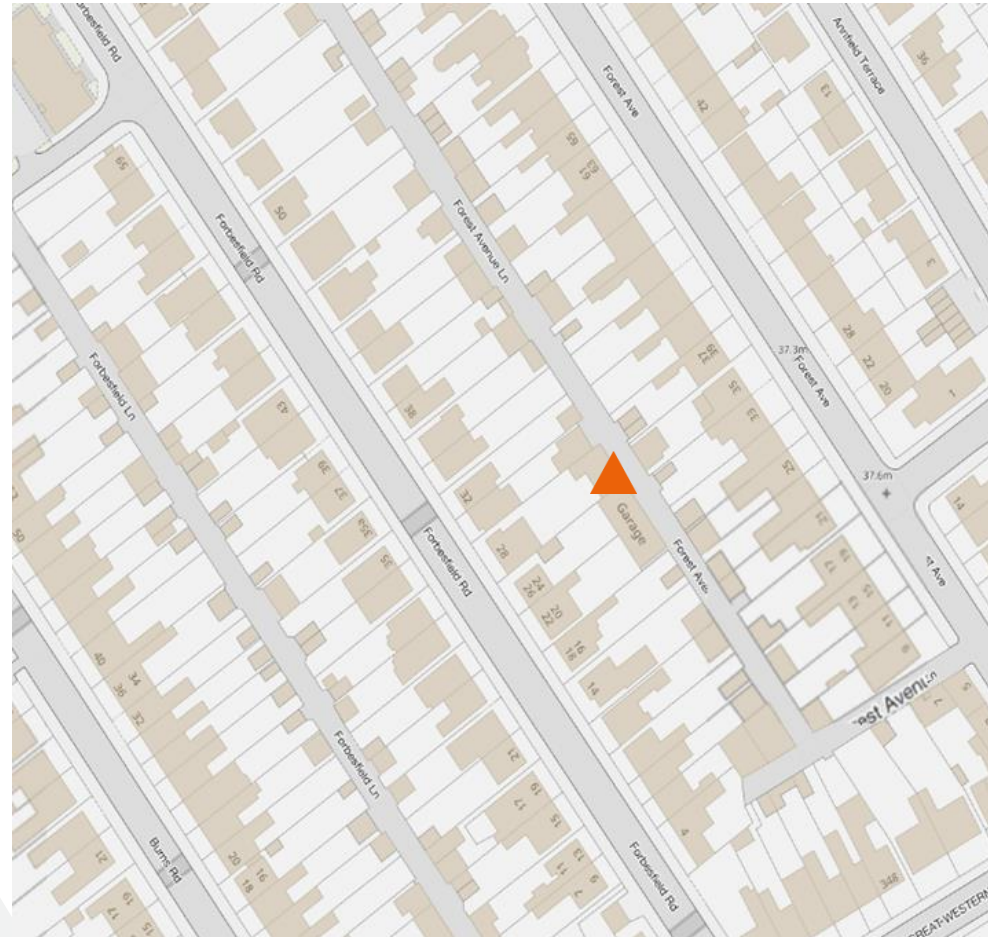
## LOCATION

The subjects are located within the west end of Aberdeen, an affluent area of the city which comprises a mix of commercial occupiers and residential dwellings. The location is situated within the Great Western Road Conservation Area which serves to upkeep the appearance and character of the locale. More specifically the subjects are located on Forest Avenue Lane, which can be accessed via Forbesfield Road or Forest Avenue. The surrounding area is predominately residential in nature with the exception of a few other small business premises. Parking is available on the lane on an undesignated basis.

## DESCRIPTION

The subjects comprise a single storey semi-detached building of concrete construction with a pitched aluminium sheet roof over. There are two garage style doors which provide internal access to the premises.

Internally the subjects comprise a workshop premises which at present has been partitioned into two sections. To the right-hand side of the premises office accommodation is available, this area is raised and accessed via a short flight of stairs. The flooring across the workshop is in concrete, with the walls being painted concrete blocks. The ceilings feature the timber frame with metal sheeting over and translucent panels to provide some natural lighting. Artificial lighting is provided via LED strip lights. The subjects have been most recently used as a motor garage, but the premises would be suitable for a range of light industrial occupiers.



**ACCOMMODATION**

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Workshop	121.98	1,313
Office	45.40	489
<b>TOTAL</b>	167.38	1,802

The above-mentioned floor areas are calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

**RENTAL**

£14,000 Per Annum

**RATEABLE VALUE**

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors’ website as £4,800 per annum

On this basis the premises would be eligible for 100% rates relief to qualifying tenants.

**ENERGY PERFORMANCE CERTIFICATE**

The subjects currently have an EPC rating of " " "

Further information and a recommendations report are available to seriously interested parties 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 associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.



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

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