

TO LET

Office Premises

West End location

Short term leases available

Floor area – 89.35 sqm. (962 sqft.)

2 dedicated parking spaces

Rent - £15,000 Per Annum



WHAT 3 WORDS

14 VICTORIA STREET, ABERDEEN, AB10 1XB

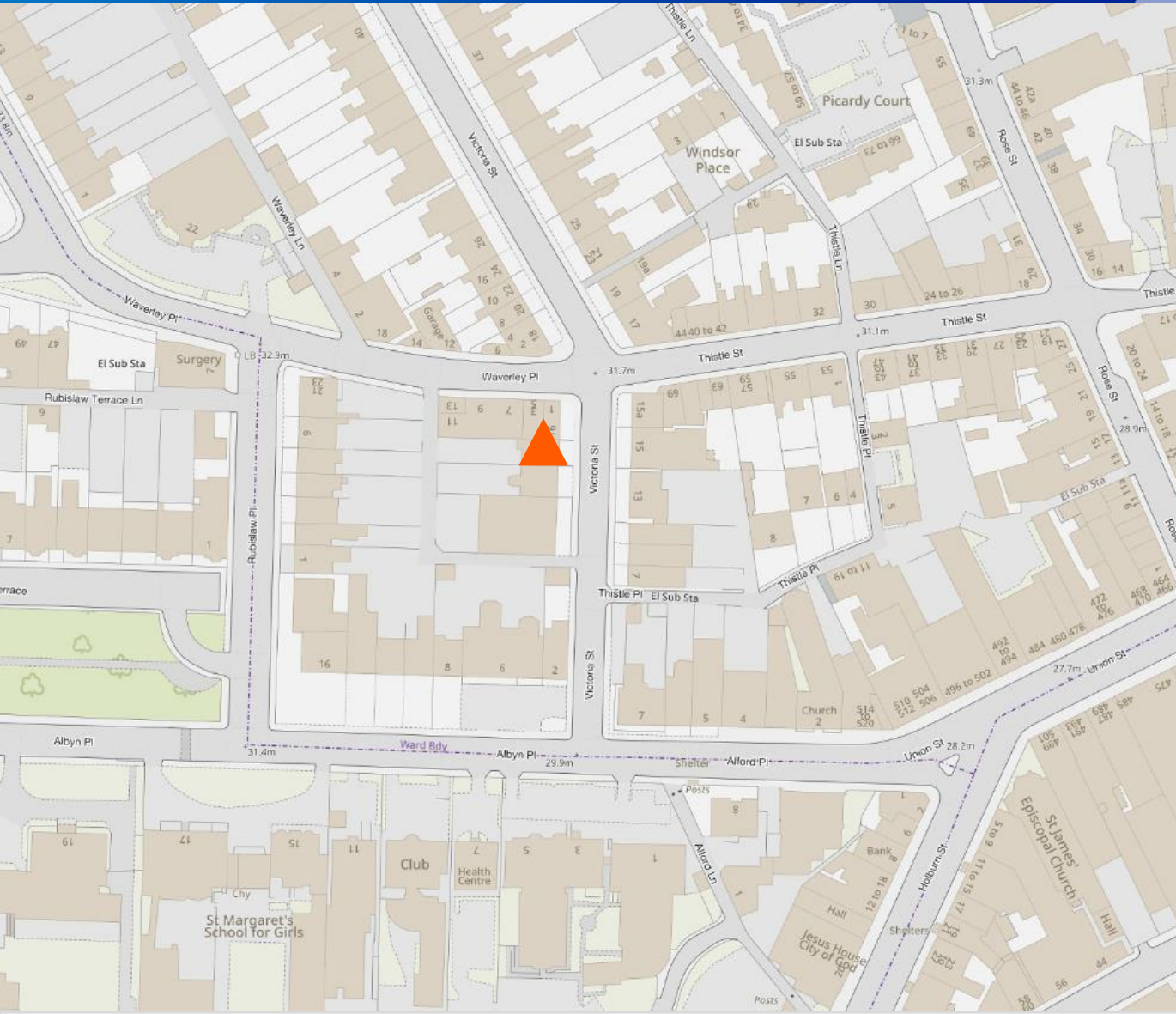
CONTACT: Shona Boyd shona.boyd@shepherd.co.uk | 01224 202814 | shepherd.co.uk





Location

14 VICTORIA STREET, ABERDEEN, AB10 1XB



The subjects are located on Victoria Street between its junctions with Albyn Place and Waverley Place / Thistle Street within the West End area of the City. The location is mixed use in nature with retail, office, leisure and residential uses all being situated within the area. In addition, Union Street, the City's main retail and commercial thoroughfare is only a short distance from the premises.



**Office Premises
within West End Location**



FIND ON GOOGLE MAPS



Description

14 VICTORIA STREET, ABERDEEN, AB10 1XB



The accommodation is arranged over ground and attic floors of a traditional granite and slate terraced property. Internally, the accommodation provides cellular office accommodation along with associated w.c. and tea making facilities. The accommodation is generally carpeted throughout with the walls being painted and fluorescent strip lighting has been installed. Heating is provided by a gas fired central heating system.

Car Parking

2 Dedicated car parking spaces are situated to the front of the premises.

Accommodation

	m ²	ft ²
Ground Floor	56.36	607
Attic Floor	32.99	355
TOTAL	89.35	962

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Rental

£15,000 per annum exclusive of VAT and payable quarterly in advance.

All inclusive rentals will be considered.

Lease Terms

The premises are available on the basis of a new lease of negotiable duration from 12 months.

Rateable Value

The subjects are currently entered into the Valuation Roll as an office at a rateable value of £20,750.

This figure will require to be reassessed upon occupation as it is part of a larger entry.

Entry Date

Immediate entry is available.

Energy Performance Certificate

Further information and a recommendation report is available to seriously interested parties on 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 in the transaction. The incoming purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



Shona Boyd

Shona.boyd@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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