

TO LET/FOR SALE

City Centre Office Premises

Refurbished Office
Accommodation

Prestigious City Centre Address

First Floor – 189.80 SQM (2,043
SQFT)

Second Floor – 178.75 SQM
(1,924 SQFT)

Price - £80,000 Per Floor

VIRTUAL TOUR 

9 GOLDEN SQUARE, ABERDEEN, AB10 1RB

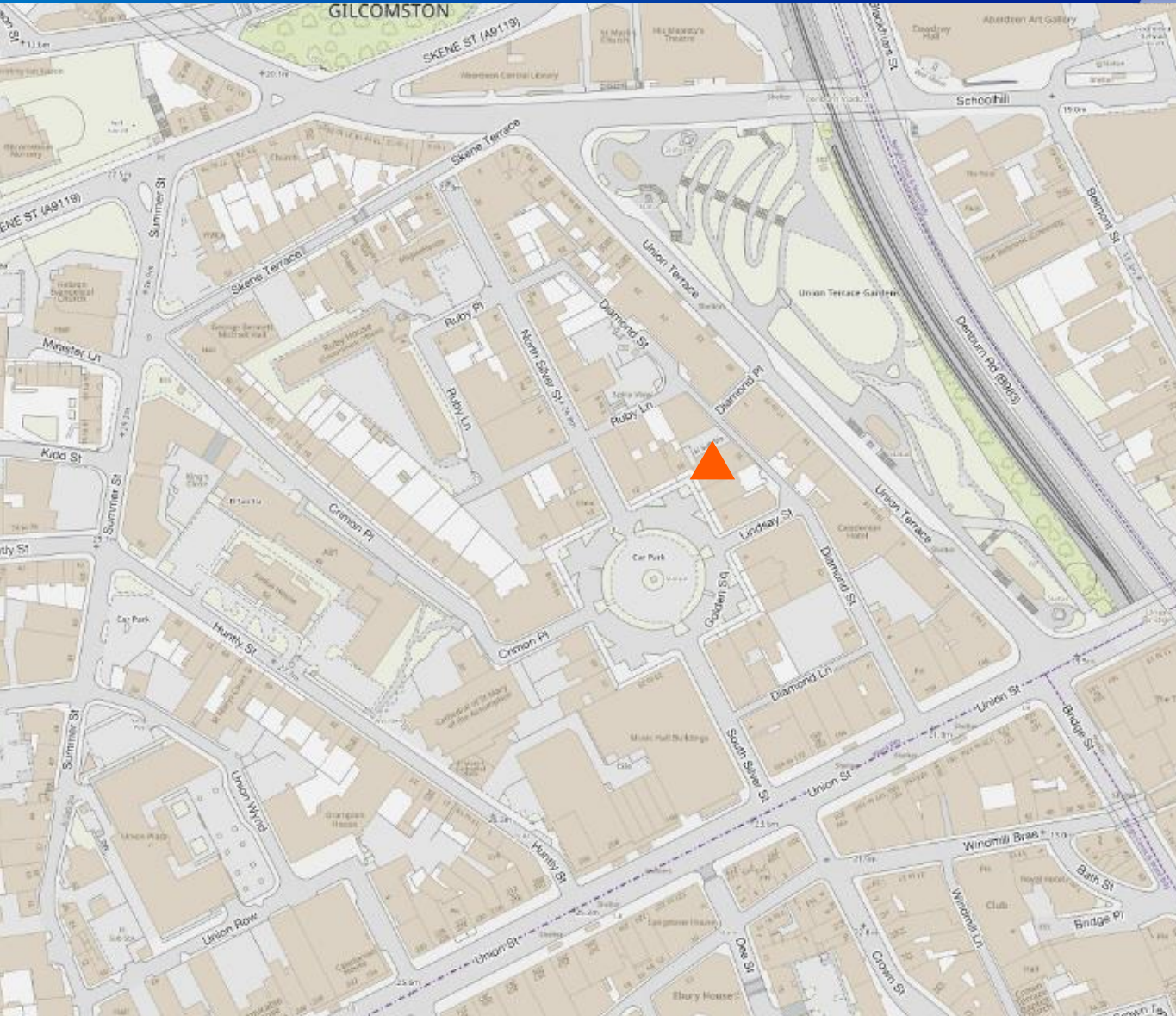
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Ben Clark ben.clark@savills.com | 01224 971123 |





Location

9 GOLDEN SQUARE, ABERDEEN AB10 1RB



The subjects are located on the east side of Golden Square, which in turn is located immediately to the north of Union Street, Aberdeen's principle retail thoroughfare.

By virtue of its central location, the property benefits from a variety of surrounding occupiers from commercial and retail to residential. The property is easily accessible through main modes of public transport: Bus and Train, and also benefits from strong road connections. The property is also a short distance away from the newly renovated Union Terrace Gardens. The area has recently seen a number of buildings converted from commercial use to residential use .



Description



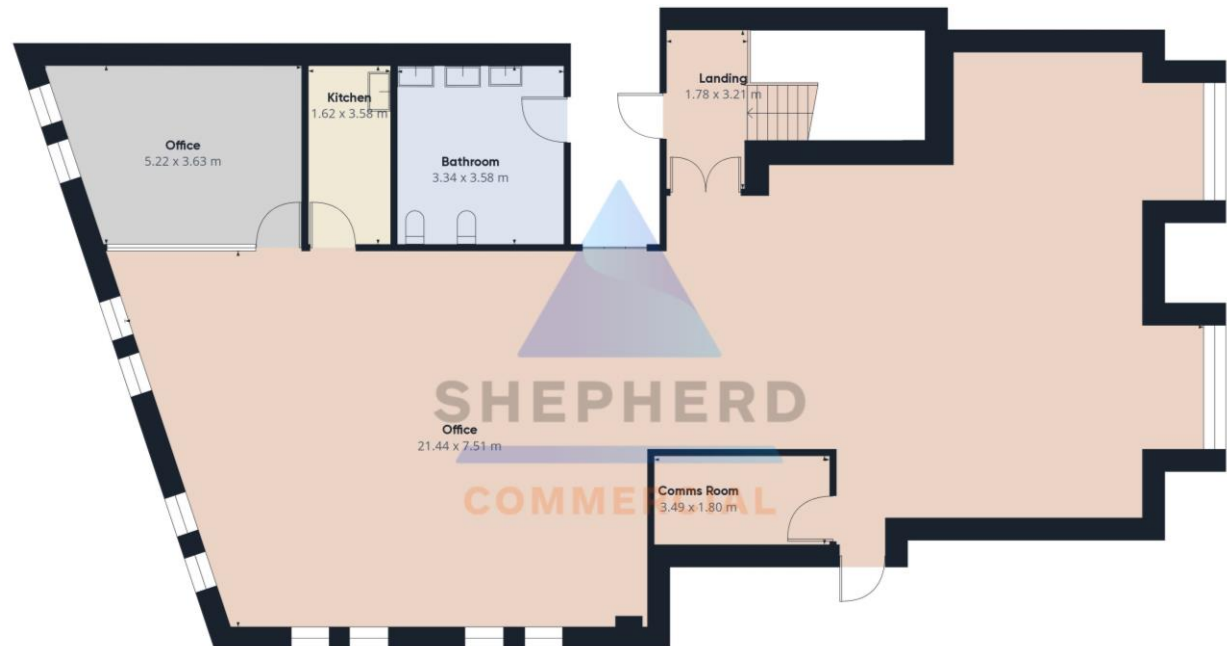
FIND ON GOOGLE MAPS



First Floor



Second Floor





Description

9 GOLDEN SQUARE, ABERDEEN AB10 1RB



The premises provide for office accommodation arranged over first and second floors of a Category B listed terraced granite and slate building. The premises have recently undergone a fully comprehensive refurbishment and now offer bright open plan working space with the potential for partitions to be erected to create more cellular offices.

Refurbished to a modern specification the accommodation offers: carpet tiled floors, suspended ceiling with LED light fittings, gas fired radiators and painted plaster walls. Toilets are located in the common areas of the building with kitchen facilities being dedicated to the suites themselves.

Car parking

Car parking is available with the suites.

Additional car parking may be available with further information available upon request.



Accommodation

	m ²	ft ²
First Floor	189.80	2,043
Second Floor	178.75	1,924
Total	368.55	3,967

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).

Additional Accommodation

Additional accommodation may be available within the building with further information available upon request.

Price

Offers over £80,000 exclusive of VAT are invited per floor.

Rental

£20,000 per floor exclusive of VAT at the prevailing rate.

LEASE TERMS

The accommodation is available on the basis of a New Full Repairing and Insuring Lease of negotiable duration.

VAT

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

Rating

The property is contained within the Valuation Roll as having a Rateable Value of:

First Floor - £28,750

Second Floor - £23,500

Fresh Start Rates Relief may be available resulting in 12 months rates free being available to occupiers.

Legal Costs

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT and Registration Dues applicable.

EPC

The property has an EPC Rating of C.

A copy of the Energy Performance Certificate can be made available to any seriously interested parties upon request.

Get in Touch

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



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Ben Clark

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Shepherd Chartered Surveyors

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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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