

**FOR SALE /  
TO LET**

**GROUND FLOOR  
OFFICE PREMISES**

**CENTRAL PROMINENT  
LOCATION**

**OPEN PLAN LAYOUT**

**SIZE – 169.62 SQM (1,826 SQFT)**

**2 CAR PARKING SPACES**

**REDEVELOPMENT POTENTIAL**



**WHAT 3 WORDS**

**9 GOLDEN SQUARE, ABERDEEN, AB10 1RH**

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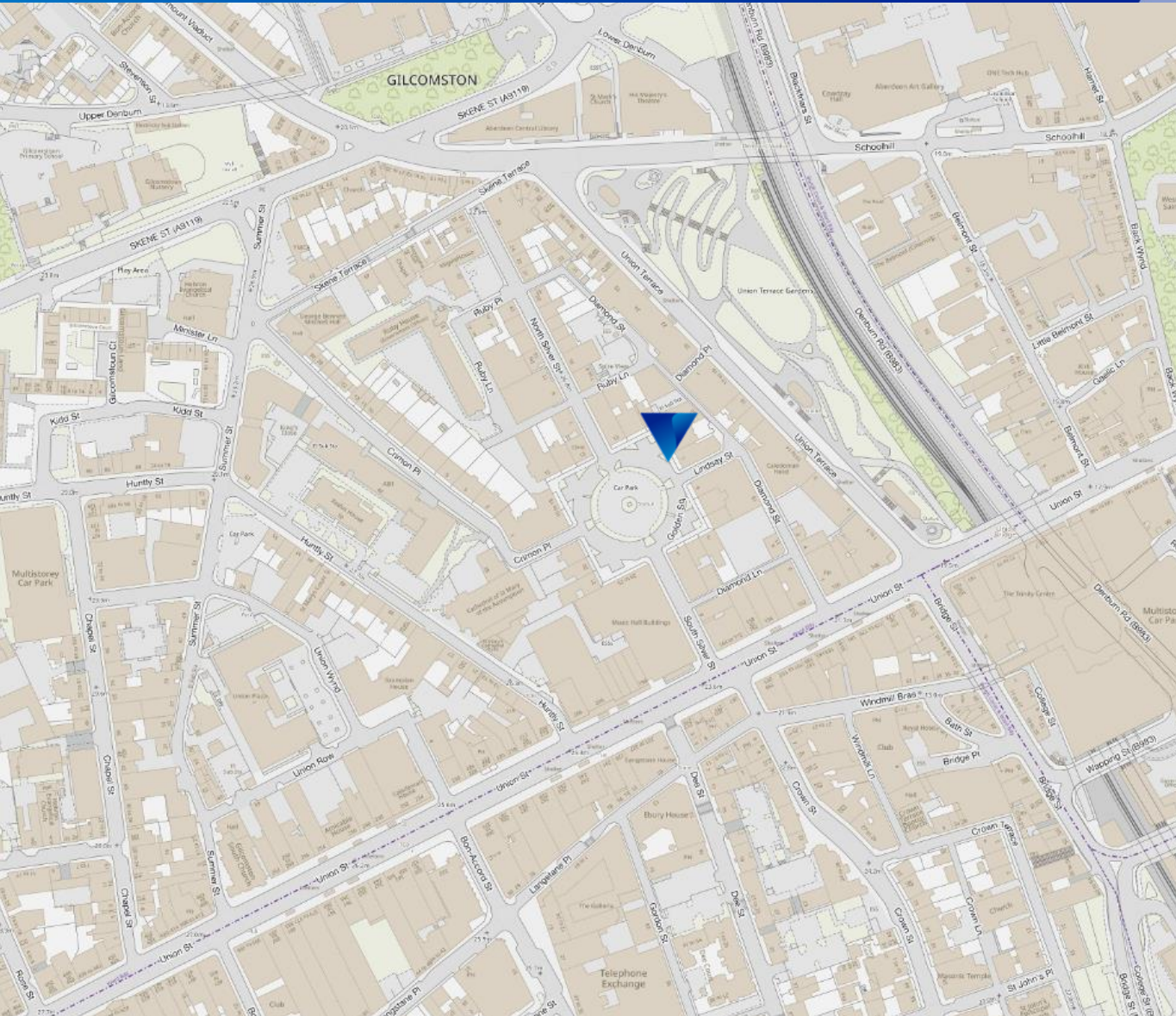






# Location

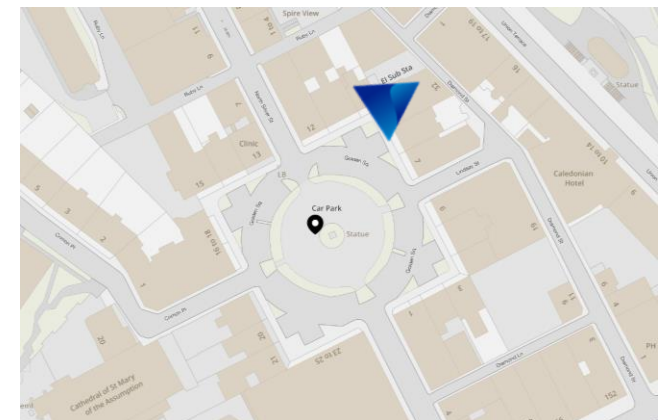
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The premises are located on the north side of Golden Square, which is located immediately to the north of Union Street, Aberdeen's principle retailing thoroughfare. The subjects are well located within the heart of Aberdeen city centre with good access to all local amenities and to the main road infrastructure.

The Square itself comprises of traditional terraced granite buildings, which have a variety of occupiers of commercial, residential and leisure uses.

Pay and display parking is located to the front of the building and within the centre of Golden Square.



Ground Floor Office Suite



FIND ON GOOGLE MAPS



# Description

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**The subjects comprise a ground floor office suite contained within a two storey, lower ground floor and attic, mid terraced traditional townhouse.**

Internally, the subjects comprises predominately open plan office accommodation with private offices created to the front and rear of the suite. The accommodation is carpeted throughout, and a suspended ceiling is installed with recessed lighting. Heating is provided by a gas fired radiator system and air con cassettes are also installed within the suite.

A staff kitchen has been installed within the suite with common w.c. facilities being located within the stairwell for the building

## Car Parking

The suite benefits from 2 car parking spaces located within a secure car park to the rear of the building.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>	169.62	1,826

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).





## Price

Offers of £80,000 exclusive of VAT are sought for our clients interest in the premises.

## Rental

£22,000 per annum exclusive of VAT and payable quarterly in advance.

## Lease Terms

Our client is seeking to lease the premises on a Full Repairing and Insuring lease for negotiable period.

## Rating

The subjects are currently entered into the Valuation Roll as follows:

Office - £26,250

A purchaser/tenant would have the opportunity to appeal this figure. In addition fresh start rates relief may also be 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.

## Entry Date

Upon conclusion of Legal Missives.

## 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.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE NOVEMBER 2024

## Get in Touch

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



**Mark McQueen**

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## Shepherd Chartered Surveyors

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## 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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