

**FOR SALE**

**Office Premises**

Prominent City Centre Location

First Floor Accommodation

Exclusive Parking To The Rear

Size – 171.27 SQM (1,844 SQFT)

Price - £140,000



FIND ON GOOGLE MAPS

**FIRST FLOOR, 499 UNION STREET, ABERDEEN, AB11 6DB**

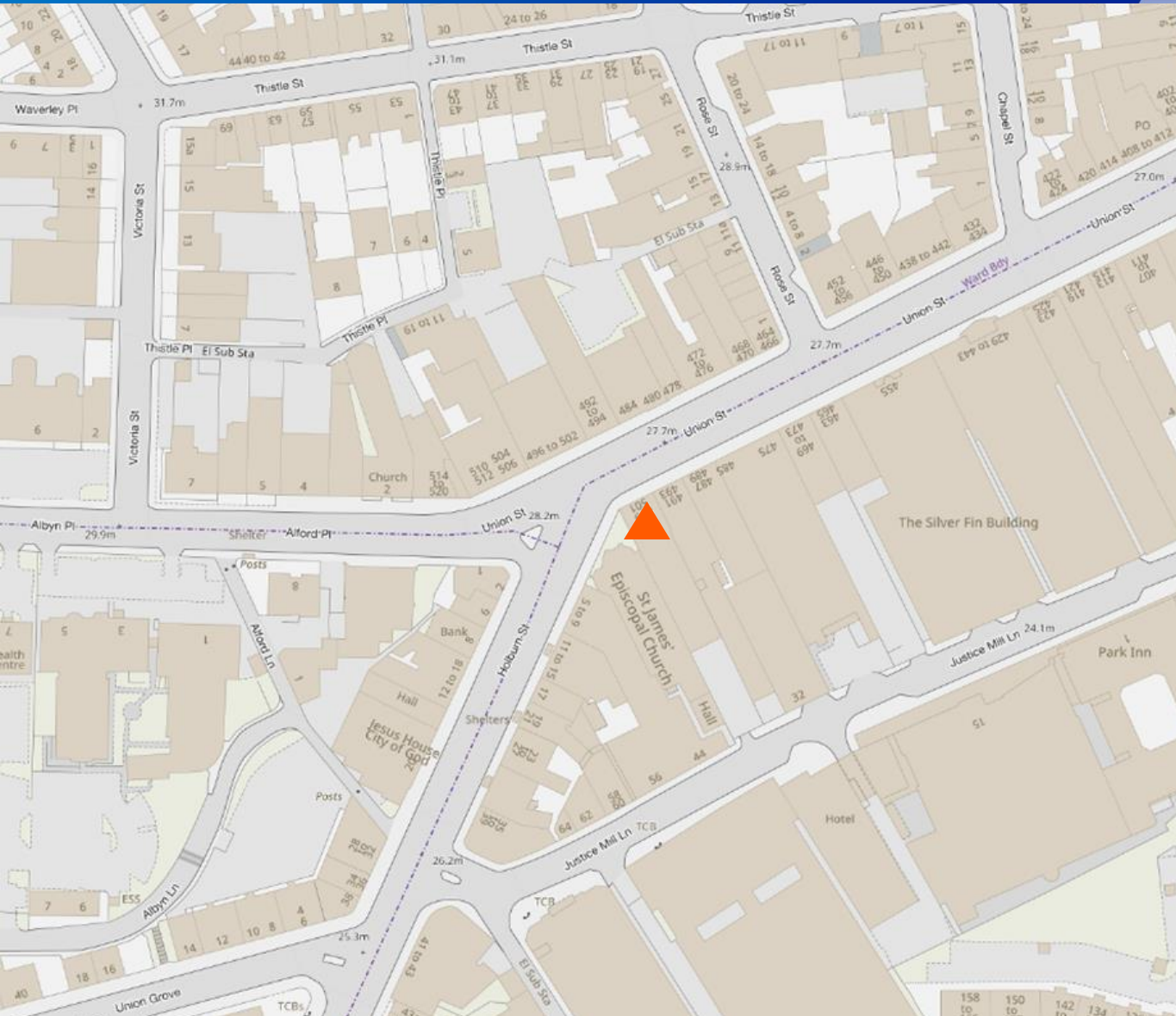
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# Location

499 UNION STREET, ABERDEEN, AB11 6DB



**499 Union Street is located at the junction of Union Street, Holburn Street and Alford Place in Aberdeen's city centre and on the fringe of the West End office district.**

**Union Street is Aberdeen's principal commercial thoroughfare and as such the property is well located to benefit from all city centre amenity and transport hubs. Surrounding occupiers include, Tesco Express, Sainsbury's Local and Starbucks. The location of the property is shown on the plan opposite for identification purposes only.**

**The premises sit within the Low Emission Zone (LEZ) in Aberdeen City Centre.**



**First Floor Office Premises**



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The first floor of 499 Union Street is configured of three small cellular offices to the north side of the accommodation with a small reception area. There is an access corridor to the rear of the property leading to an open plan office space boasting an attached meeting room and kitchen area. The specification comprises of carpet tiled floor coverings, painted plaster walls, perimeter heating and data points, a mix of inset spotlights and suspended fitments in the boardroom. There are toilets accessed via the common area on the floor. The suite is accessed via stairs from the ground floor of Union Street. There is a lift in the reception area of the suite which provides access directly to the ground floor car park, where the exclusive car parking spaces are located.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Office	171.27	1,844

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 over £140,000 exclusive of VAT.

## Energy Performance Certificate

Further information and a recommendations report are available to seriously interested parties upon request.

## Rating Assessment

The building is entered into the valuation roll with a rateable value of:

First Floor - £13,500

Car Park - £5,000

## 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 purchaser being responsible for any registration dues, LBTT, etc.

## Get in Touch

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



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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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