

FOR SALE

OFFICE PREMISES

**POPULAR WEST END
LOCATION**

SIZE – 124.89 SQM (1,344 SQFT)

6 CAR PARKING SPACES

**PART LET – SHORT TERM
INCOME AVAILABLE**

PRICE - £175,000



WHAT 3 WORDS

LOWER GROUND FLOOR, 42 CARDEN PLACE, ABERDEEN, AB10 1UP

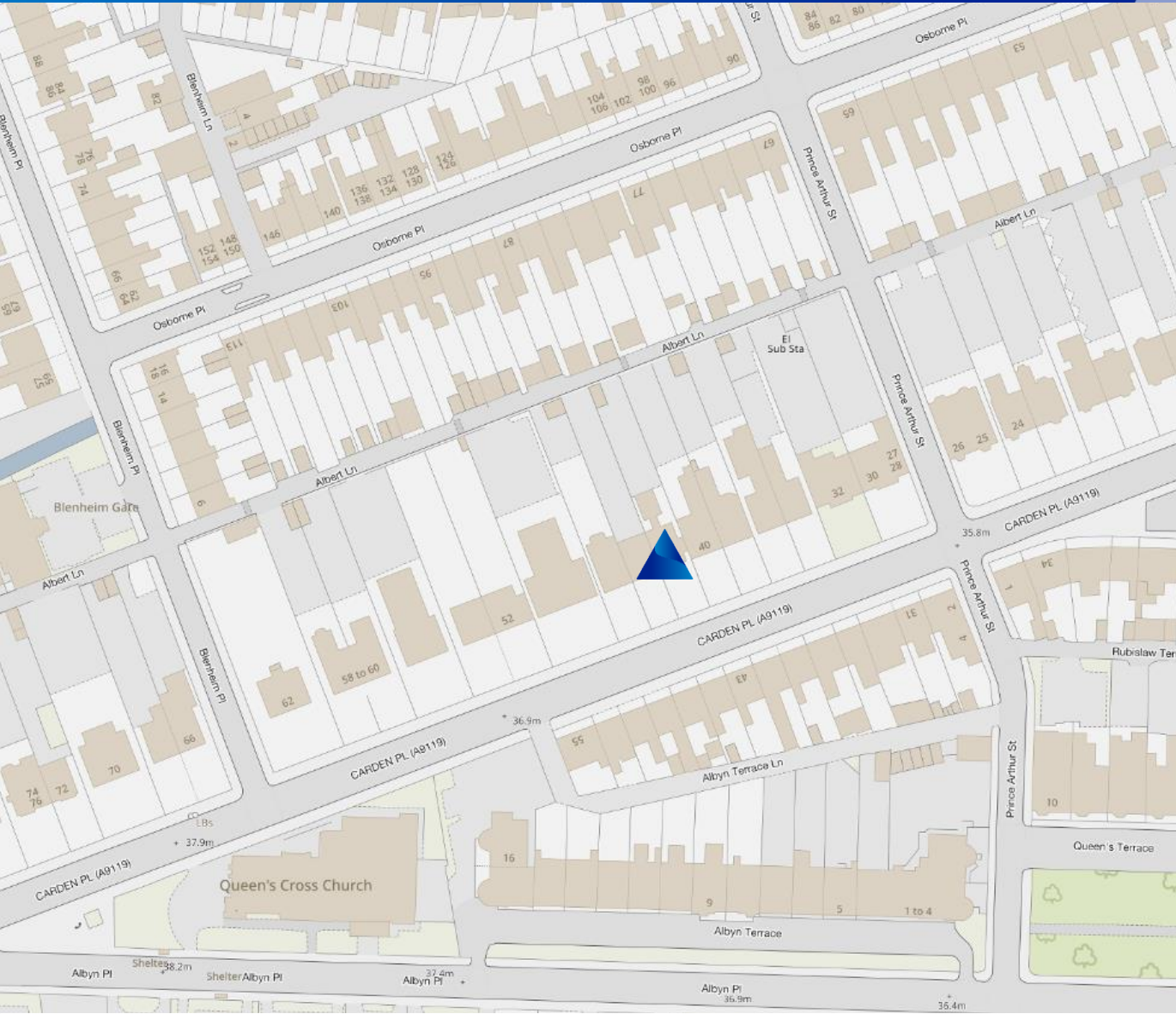
CONTACT: Mark McQueen mark.mcqueen@shepherd.co.uk | 01224 202800 | shepherd.co.uk
Shona Boyd shona.boyd@shepherd.co.uk | 01224 202800 | shepherd.co.uk





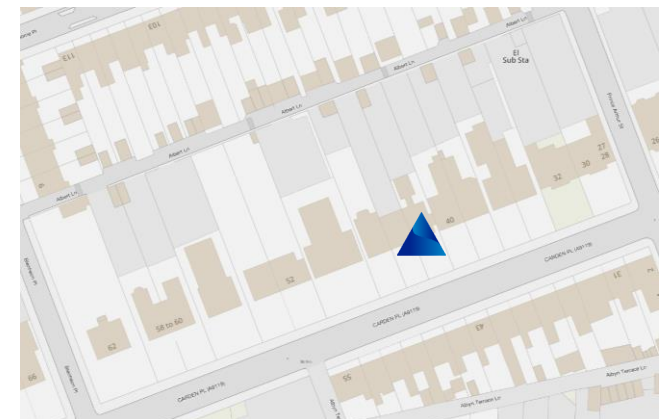
Location

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ABERDEEN, AB10 1UP



The property is located on Carden Place within the heart of Aberdeen's Prime West End Office District and a short distance from Queen's Cross roundabout. By virtue of its location the building benefits from excellent transport links including immediate access to the main road infrastructure serving the City.

The surrounding area accommodates a variety of uses to include office, residential and associated local amenity to include convenience retail, restaurant and coffee shops.



Self Contained Office Within
West End Location



FIND ON GOOGLE MAPS



Description

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ABERDEEN, AB10 1UP



The subjects comprise a self contained office arranged over lower ground floor office suite contained within a traditional west end building of granite and slate construction.

The premises have been extended to the rear to provide accommodation over two levels.

Internally the accommodation provides a mixture of cellular and open plan accommodation along with w.c. facilities and kitchen facilities.

Heating is provided by electric panel radiators with lighting provided by LED fittings.

Car Parking

The suite benefits from 6 car parking spaces, two located to the front of the premises with a further 4 spaces in the rear car park.

Accommodation

	m ²	ft ²
Lower Ground Floor (Front)	78.35	843
Ground Floor (Rear)	27.01	291
Too Floor (Rear)	19.53	210
Total	124.89	1,344

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

£175,000 is sought for our client's interest

Tenancy Details

The front section of the premises are currently let on flexible terms with further information available upon request.

Rateable Value

The subjects are entered into the Valuation Roll as follows:

- Basement - £12,750
- Rear Extension - £9,500

An Ingoing occupier will have the opportunity to appeal these figures. In addition, rates relief may be available to qualifying occupiers with further information available upon request.



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



Get in Touch

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



Mark McQueen

mark.mcqueen@shepherd.co.uk



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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