

To Let

152-154 Gallowgate

Office/Shop Premises



Communities, Housing
and Infrastructure
Aberdeen City Council
Business Hub 10
2nd Floor South
Marischal College
Broad Street
Aberdeen AB10 1AB

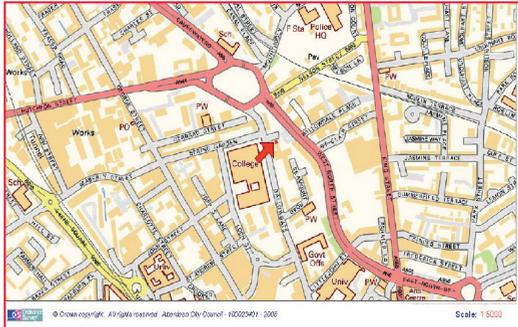
Tel 01224 523064
Minicom 01224 522381
DX 529451, Aberdeen 9
www.aberdeencity.gov.uk

- Ground Floor Office with Basement
- 83.41 sq.m (898 sq.ft.)
- Delivery Access to the Rear



ABERDEEN
CITY COUNCIL

www.aberdeencity.gov.uk



LOCATION

Aberdeen is Scotland's third largest city with a population of 235,000 and is the business, retail, administrative and healthcare centre for the North East of Scotland. The property is located within a parade of shops adjoining Seamount Court opposite Aberdeen College and approx 500 metres North of Union Street.

DESCRIPTION

The property comprises 2 single storey flat roofed mid-terrace and adjacent end-terrace shop units of reinforce concrete and brick construction which have been converted to provide office accommodation. No. 154 has a basement area accessed by stairs, which is serviced by an access road. Internally the premises currently provides 3 offices, a reception office, a waiting area, toilet accommodation and tea preparation area at ground floor level and a store, office and toilet facilities in the basement.

ACCOMODATION

The accommodation comprises;

	Sq.m	Sq.ft.
Ground floor	58.49	630
Basement	24.92	268
TOTAL	83.41	898

The net internal area has been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition).

EPC

The property has a Building Energy Performance rating of G.

RATEABLE VALUE

The Valuation Roll shows a rateable value for the property of £10,000 with effect from 1st April 2017 (www.saa.gov.uk). Refer to the Small Business Bonus Scheme for possible eligibility of exemptions and reductions in rates.

SERVICES

The property is serviced with mains electricity, water and sewerage. However, interested parties should satisfy themselves regarding the detailed whereabouts and capacity of the services.

PLANNING

The subjects have Class 2 consent. Other uses may be considered, subject to planning approval and all other permissions/consents being obtained.

LEASE TERMS

The premises are available on a Full Repairing & Insuring lease for a period to be agreed with any medium to long term leases being subject to upward only rent reviews.

RENT

Offers invited over £6,000 per annum exclusive.

VAT

Unless otherwise stated, all rents quoted should be assumed to be exclusive of VAT. Any prospective lessee must satisfy themselves as to the occurrence of VAT in respect of any transaction.

LEGAL COSTS

In the usual manner, the ingoing tenant will pay the landlord's reasonably incurred legal expenses, as well as any applicable LBTT and registration dues.

ENTRY

On conclusion of Missives.

VIEWING

To view the property or for further information please do not hesitate to contact:

John Esson
E-mail: JEsson@aberdeencity.gov.uk
Direct Line: 01224 523218

November 2017

Terms and Conditions:

Whilst every care has been taken in preparing these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

1. All descriptions, Dimensions, reference to condition and necessary permissions for use and occupation, and other details given without responsibility and any interested parties 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;

2. No person in the employment of Aberdeen City Council has authority to make or give any representation or warranty whatever in relation to this property.

3. In the event that a closing date is set it is the responsibility of all parties wishing to submit an offer to obtain an Aberdeen City Council Tender Envelope from the Land & Property Assets, Asset Management, as noted.

4. The offer should take the form of an offer in Scottish Legal Form and be submitted in the Tender Envelope. Offers submitted otherwise than in accordance with this requirement will not be considered. The council is not obliged to accept the highest or any offer

5. The date of entry shall be after the conclusion of all appropriate and necessary legalities and formalities.