

**RENT REDUCTION
NOW £30,000 PER
ANNUM**

**VIDEO
TOUR**

>>

OFFICE PREMISES WITH RETAIL CONSENT

- > POPULAR WEST END LOCATION
- > OPEN PLAN ACCOMMODATION
ARRANGED OVER TWO LEVELS.
- > ALSO BENEFITS FROM RETAIL
CONSENT
- > 12 CAR PARKING SPACES
- > FLOOR AREA - 247.05 SQM
(2,659 SQFT)

TO LET/FOR SALE

78 CARDEN PLACE, ABERDEEN, AB10 1UL

CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800 www.shepherd.co.uk
Arron Finnie/Craig Maciver, arron.finnie@ryden.co.uk/craig.maciver@ryden.co.uk, 01224 588866



Office Premises in the West End of Aberdeen

LOCATION

The property is situated on the north side of Carden Place, in the heart of Aberdeen's West End office district, and benefits from a prominent profile overlooking Queen's Cross roundabout.

Neighbouring occupiers include; The Leeds Building Society, Archer Knight, Clydesdale Bank, Bank of Scotland and Queen's Cross Dental Practice.

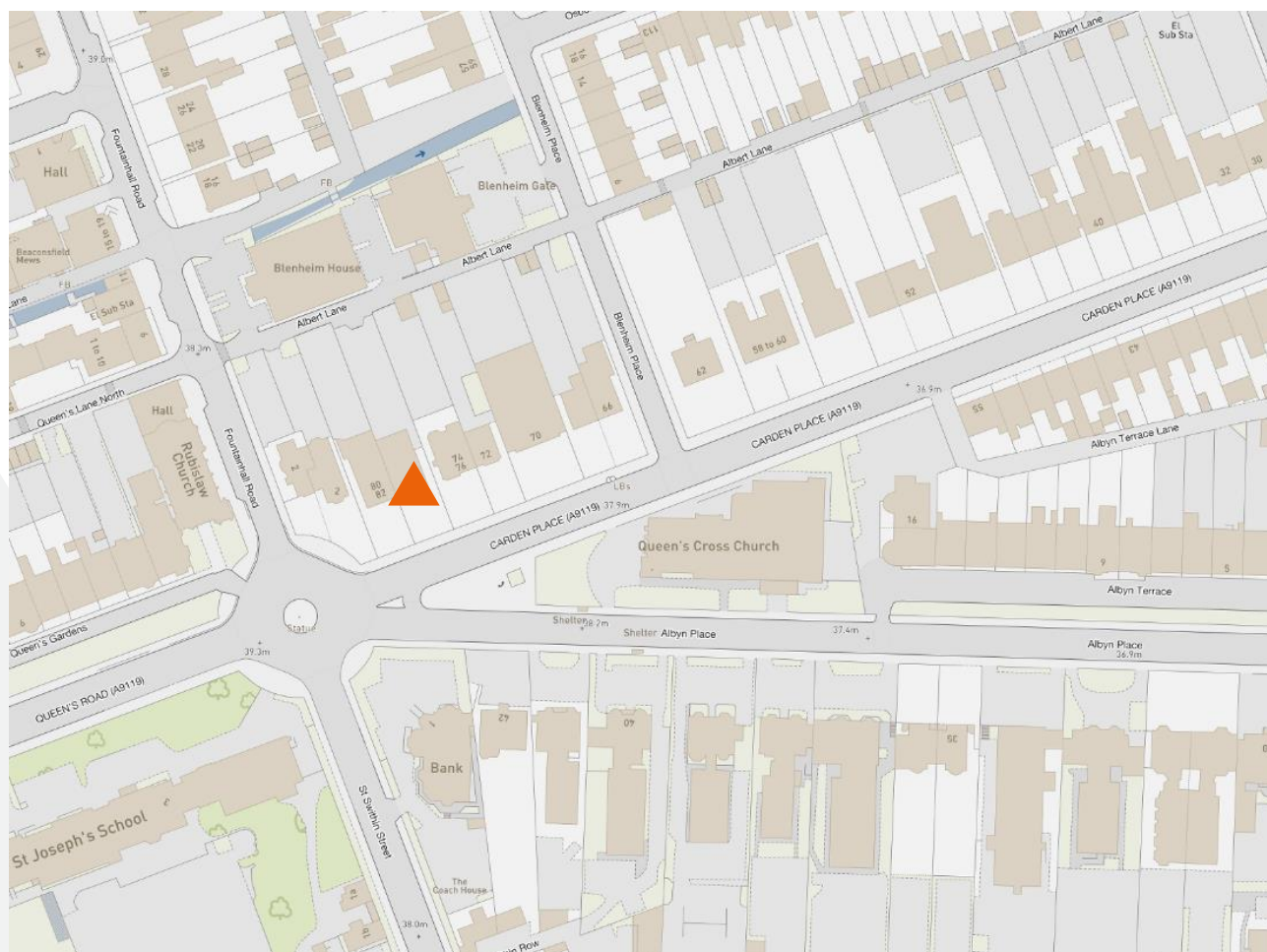
There is also great amenity in the area with The Dutch Mill, Malmaison, Chester Hotel, Café Cognito and Co-op all located nearby. Union Street, the city's principal thoroughfare, is also within a short walking distance.

DESCRIPTION

The subjects comprise office accommodation over ground and lower ground floors with an attractive landscaped area to the front of the property. The property is currently undergoing refurbishment to include re-painting, new carpets and LED lighting throughout. The majority of the accommodation on the ground floor is open plan, however, some demountable partitions have been retained to provide two meeting rooms or individual offices. The ground floor also benefits from a tea-prep area. The lower ground floor comprises open plan office accommodation along with male and female WCs, shower and comms room.

CAR PARKING

12 car parking spaces are provided in the private car park to the rear of the property, which is accessed from Albert Lane.





ACCOMMODATION

The foregoing areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

ACCOMMODATION	m ²	ft ²
Lower Ground Floor	111.59	1,201
Ground Floor	135.47	1,458
TOTAL	247.05	2,659

LEASE TERMS AND RENTAL

£30,000 per annum exclusive of Vat on a new Full Repairing and Insuring Lease of negotiable duration.

PRICE

Alternatively our client will consider a sale of the premises with offers invited..

USE

The premises currently benefit from office use but change of use consent has been obtained for use as retail premises.

RATING

The subjects are currently entered into the Valuation roll at a Rateable Value of £67,500. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

VAT

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

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Certificate Rating of C

An Energy Performance Certificate is available upon request.

LEGAL COSTS

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



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

Shepherd Chartered Surveyors 01224 202800, Mark McQueen, mark.mcqueen@shepherd.co.uk
Ryden 01224 588866, Arron Finnie/Craig Maciver, arron.finnie@ryden.co.uk/craig.maciver@ryden.co.uk

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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: OCTOBER 2022**