

TO LET

MODERN WAREHOUSE/TRADE COUNTER UNIT

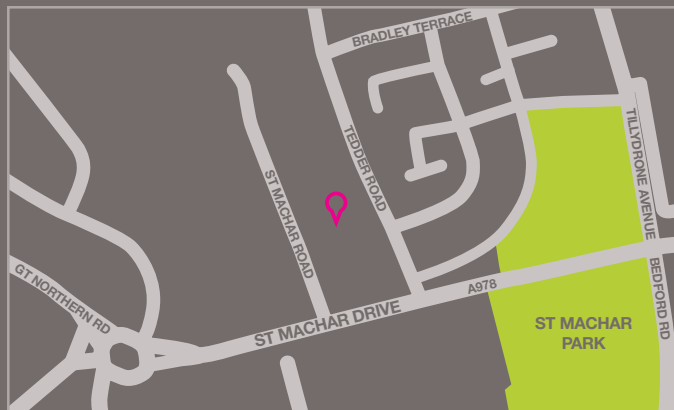


12 ST MACHAR ROAD
ABERDEEN, AB24 2UU

LOCATION

The premises are located on the east side of St Machar Road close to its junction with St Machar Drive and only 2 miles from Aberdeen City Centre. The Location is accessible to the ring road and most parts of the city can be reached within about 20 minutes drive time. Neighbouring occupiers include A Plant, Kenway Tyres, Euro Car Parts and British Telecom.

The location is shown on the plan below.



DESCRIPTION

The property comprises a single storey warehouse and office facility. The property is of blockwork construction under a pitched trussed roof with roof lights. The floor is of concrete and there is facing brick to the frontage, which also incorporates a large glazed display window and door in addition to a roller shutter door providing access to the warehouse. Internally an open plan office area with male and female toilets has been created. A small kitchenette has been formed within the warehouse. Approximately 6 car parking spaces are provided within a tarmac surfaced forecourt to the front of the building.

ACCOMMODATION

The following approximate accommodation is provided, measured on a Gross Internal basis

Warehouse	440.90 Sq M	(4,746 Sq Ft)
Showroom and toilets	220.85 Sq M	(2,377 Sq Ft)
Total	661.75 Sq M	(7,123 Sq Ft)

RATING ASSESSMENT

The premises have a Rateable Value of £49,000. Any new occupier would have the ability to appeal against this figure. The Uniform Business Rate for 2019/2020 is 49.1p in the £

LEASE TERMS

The premises are available on a new Full Repairing an insuring Lease for a period to be agreed.

RENTAL

£62,000 per annum, exclusive.

VAT

The premises are elected for VAT and therefore VAT will be payable in addition to the rental.

EPC

The premises have an Energy Performance Certificate Rating of C

LEGAL COSTS

Each party will bear their own legal costs. The incoming tenant will meet the cost of any LBTT and Recording Dues.

DATE OF ENTRY

By arrangement

VIEWING AND FURTHER INFORMATION

Viewing arrangements and further information is available through the letting agents.

**Robertson
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