



FOR SALE

INDUSTRIAL

Workshop, Theatre Lane, Aberdeen, AB11 5AW

GIA: 281.91 sq m (3,034 sq ft)

For Sale: £140,000 exclusive of VAT

Workshop with close proximity to Aberdeen Harbour

LOCATION

The property is located within the Harbour area of Aberdeen, providing good transport links to the North and South.

More specifically, the property is located on the west side of Theatre Lane, accessed via an archway off Regent Quay and Virginia Street.

The exact location can be seen on the undernoted plan:



DESCRIPTION

The property comprises a workshop of steel frame construction, block rendered walls with a felt clad flat roof over.

Internally, the property comprises workshop accommodation with bare concrete floors, painted block walls with corrugated metal sheeting on the underside of the roof.

Artificial lighting is provided by fluorescent strip lighting.

Vehicular access is restricted to cars and vans only with entry to the property via a roller shutter door.

ACCOMMODATION / FLOOR AREAS

The subjects provide the following accommodation and floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Workshop, office, WC

281.91 sq m (3,034 sq ft)

SERVICES

The property is served with three phase electricity, gas and water with drainage being to the main public sewer. The gas is currently disconnected.

RATING ASSESSMENT

The property is currently listed within the Valuation Roll as having a rateable value of £12,250.

The Uniform Business Rate for the year 2021/2022 is 49.8p in the £. Water and waste water rates are also payable.

The occupier may be eligible for 100% rates relief through the Small Business Bonus scheme.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

Full documentation is available upon request.

PRICE

We are seeking offers of £140,000 for the heritable interest.

VAT

The property is not elected for VAT

ENTRY

On completion

LEGAL COSTS

Each party will be responsible for their own legal costs. Any ingoing occupier will be responsible for the payment of LBTT and registration dues.

OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

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