



**OFFICE / TRADE
COUNTER &
WAREHOUSE**

DM HALL
CHARTERED SURVEYORS



FOR SALE / TO LET

55 Abbotswell Road, Aberdeen, AB12 3AD

Total Area: 239.22 sq m (2,575 sq ft)

Price: £220,000

Rent: £18,000 per annum

Office/warehouse accommodation situated close by to the West Tullos Industrial Estate



dmhall.co.uk

Commercial Department
4-5 Union Terrace, Aberdeen, AB10 1NJ
01224 594172

LOCATION

The property is located within Aberdeen, widely known as the Oil Capital of Europe. The building offers good transport links to the north and south of the city.

More specifically, the property is located on the south side of Abbotswell Road close to established West Tullis Industrial Estate.

Nearby occupiers include Specialist Cars, Tam International, Siemens International and Edmundson Electrical.

The exact location can be seen on the undernoted plan:



DESCRIPTION

The property comprises a two storey and attic building fitted out as open plan/private offices with two single storey rear extensions forming trade counter and warehouse accommodation to the rear.

Internally, the accommodation is well presented with a mixture of open plan and cellular offices on the first and attic floors.

There is car parking to the front. Access to the warehouse is via a single entry door to the side.



ACCOMMODATION / FLOOR AREAS

The subjects provide the following accommodation and floor areas, measured on both gross and net internal areas, in accordance with the RICS Code of Measuring Practice (Sixth Edition).

Ground Floor

Open plan office, waiting area, kitchen, WC, trade counter/retail area, warehouse

First Floor

Two private offices, boardroom, WC

Attic Floor

Private office

Total Area: 239.22 sq m (2,575 sq ft)

SERVICES

The property is served with mains electricity, gas and water with drainage being to the main public sewer.

Heating is provided by a gas central heating system serving steel pressed radiators.

PROPOSAL

The property is available on full repairing and insuring terms with long term leases preferred.

Alternatively our client would consider a sale of the property.

RATING ASSESSMENT

The property is currently listed within the Valuation Roll as having a rateable value of £23,000.

The Uniform Business Rate for the year 2021/2022 is 49p in the £. Water and waste water rates are also payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

Full documentation is available upon request.

RENTAL/PRICE

The property is offered for sale at a price of £220,000.

Alternatively, our client would consider letting the property at £18,000 per annum.

VAT

The property is not elected for VAT.

ENTRY

On conclusion of missives

LEGAL COSTS

Each party will be responsible for their own legal costs. Any incoming tenant/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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