



TO LET

120 ROSEMOUNT PLACE, ABERDEEN, AB25 2YW

FEATURE TRADITIONAL BUILDING

SECURE OFF STREET CAR PARKING

32 SQ M (344 SQ FT)

£5,000 PER ANNUM

SERVICED OR SHORT TERM LETS AVAILABLE

LOCATION

The property occupies a position on the north side of Rosemount Place, a popular residential area which enjoys a wide range of local amenities and facilities.

The exact location can be seen on the undernoted plan:



DESCRIPTION

The subjects comprise a small office located on the ground floor of a former church which has been previously converted for residential use. Access to the office is over a shared entrance hallway which is protected by a security door entry system.



Internally the office has been fitted and finished to a high standard and includes access to a toilet and basement store. The office could easily accommodate 3 desks / work stations. The basement store also has access to Loanhead Terrace and is fitted out with shelves along both walls.

The building includes a secure parking garage, accessed from Loanhead Terrace, where one exclusive car parking space will be included with the office.

ACCOMMODATION / FLOOR AREAS

The subjects provide the following accommodation and floor areas.

Basement Floor	
Store	5.95 sq m (64 sq ft)
Ground Floor	
Office	26.05 sq m (280 sq ft)
Total	32.00 sq m (344 sq ft)

The foregoing areas have been calculated on a net internal area basis in accordance with the current edition of the RICS Code of Measuring Practice.

RATING ASSESSMENT

The subjects are currently entered in the valuation roll as part of a larger entry from when the building previously operated as a serviced apartment complex.

If business rates are applicable, it is envisaged the business rates payable would be included within the service charge.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

Full documentation is available upon request.

PROPOSAL

The property is offered to let on flexible terms.

RENT

The property is offered to let on a new lease at a rent of £5,000.

SERVICE CHARGE

A service charge is required to be paid in addition to the rent. This will cover the costs of water, electricity, broadband, non-domestic rates, refuse collection and a proportionate share of cleaning and upkeep of the common parts.

VAT

All prices quoted in this schedule are exclusive of VAT.

ENTRY

On conclusion of missives

LEGAL COSTS

Each party will be responsible for their own legal costs. Any ingoing 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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