



TO LET/FOR SALE

INDUSTRIAL

53 WELLINGTON STREET, ABERDEEN, AB11 5BX

- ▶ £45,000 PER ANNUM/£400,000
- ▶ AVAILABLE TO LET EITHER IN WHOLE OR IN PART
- ▶ FROM 153.71 SQM (1,654 SQFT) TO 604.65 SQM
- ▶ RECENTLY REFURBISHED (6,508 SQFT)

LOCATION

The property is located on the west side of Wellington Street, a short distance to the north of Aberdeen Harbour where nearby occupiers include the likes of Burns Construction, McWilliam Butchers, Haliburton, Wolseley and Dales Engineering Services.

The exact location can be seen on the undernoted plan:



DESCRIPTION

The subjects comprise a recently refurbished detached single storey workshop premises. The building is of steel portal framework construction featuring block infill walls with a roughcast external finish under a pitched roof clad with cement fibre sheeting.

Vehicular access is provided to the building over two manually operated metal roller doors which lead out onto Wellington Street.

Internally, the building has been sub divided to form two separate workshops, each with ancillary office and staff accommodation. Each workshop benefits from an internal eaves height of 6.5 metres.

IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

The north most workshop includes additional offices at first floor level.

The property also includes a two stage oil & water interceptor.

ACCOMMODATION / FLOOR AREAS

The subjects provide the following accommodation and floor areas:

Ground Floor	
South workshop with ancillary office and staff accommodation	126.37 sq m (1360 sq ft)
North Workshop with ancillary office and staff accommodation	367.09 sq m (3951 sq ft)
Mezzanine Floor	
Storage (South Workshop)	27.34 sq m (291 sq ft)
First Floor	
Office etc (North Workshop)	83.85 sq m (902 sq ft)
Total	604.65 sq m (6,508 sq ft)

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

SERVICES

The property is presently served by a single supply of electricity, water and gas, with drainage understood to be to the main public sewer.

Background space heating is provided within the workshops by gas fired industrial warm air heaters. Heating within the main office accommodation is supplied by a gas fired central heating system.

RATING ASSESSMENT

The property is currently listed within the Valuation Roll as having a rateable value of: £33,000

The Uniform Business Rate for the year 2022/2023 is 49.8p in the £. Water and waste water rates are also payable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E.

Full documentation is available upon request.

PROPOSAL

The property is available To Let on Full Repairing & Insuring Terms for a period to be agreed.

Alternatively our client will consider a sale of the property.

RENT/PRICE

The property is offered to let on a new lease at a rent of £45,000 per annum.

The property is also offered for sale at a price of £400,000

VAT

The property is not opted to tax and thus will VAT will not be payable on the rent.

ENTRY

Upon conclusion of legal 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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