



TO LET - INDUSTRIAL

12 WAVERLY PLACE,
ABERDEEN,
AB10 1XH

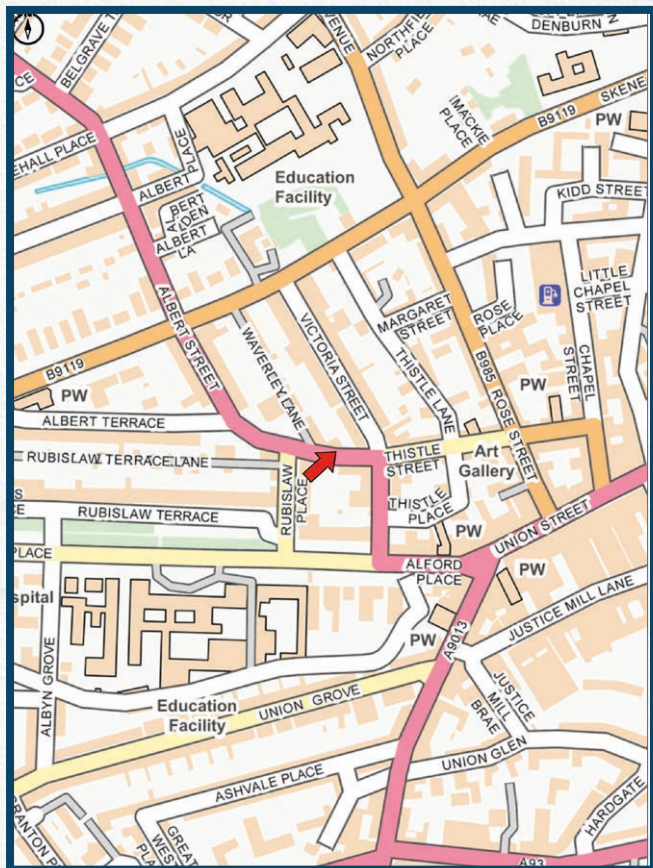
- CENTRALLY LOCATED LIGHT INDUSTRIAL PREMISES
- SUITABLE FOR A VARIETY OF USES
- GIA: 110.80 SQM (1,193 SQFT)
- OFFERS IN THE REGION OF £14,000 PER ANNUM

LOCATION

The subjects are located a short distance from Aberdeen's city centre in the historic west end. More specifically, the property occupies a position on the north side of Waverly Place at the junction with Victoria Street.

Situated in a mixed-use area, the subjects benefit from close proximity to a range of office, retail and residential properties, with nearby occupiers including Mackie Ramsay Taylor Architects, Cameron & Ross Engineers, Laurie & Co Solicitors, Andrew Scott Dental Care and La Gourmandise.

The exact location can be seen on the undernoted plan:



DESCRIPTION

The subjects comprise a single storey terraced industrial unit providing workshop accommodation with a small office and WC. The walls are of block construction with external render under a timber/steel trussed roof clad with profile metal sheeting incorporating translucent panels to allow natural light into the building. Artificial light is provided via a number of fluorescent light fixtures.

Pedestrian and vehicular access is provided via sliding timber doors to the south elevation, with an additional emergency exit. The subjects provide an internal eaves height of 2.85m.

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 & toilet

Total 110.80 sq m (1,193 sq ft)

SERVICES

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

PROPOSAL

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

RATING ASSESSMENT

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

£6,100

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(71). Full documentation is available upon request.

RENT

£14,000 per annum

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.

DM Hall LLP
4-5 Union Terrace
Aberdeen
AB10 1NJ

Tel: 01224 594172

E-mail: ruari.macintyre@dmhall.co.uk
chris.paul@dmhall.co.uk

Ref: ACA1813

Date of Publication: September 2022



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.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (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.