

FOR SALE/MAY LET: FORMER SHOWROOM

8 CRAIGSHAW PLACE • ABERDEEN • AB12 3AH



- PROMINENT LOCATION FACING ONTO CRAIGSHAW DRIVE
- WELL APPORTIONED SITE
- 611.04 SQM (6,577 SQFT)
- OFFERS IN THE REGION OF £375,000

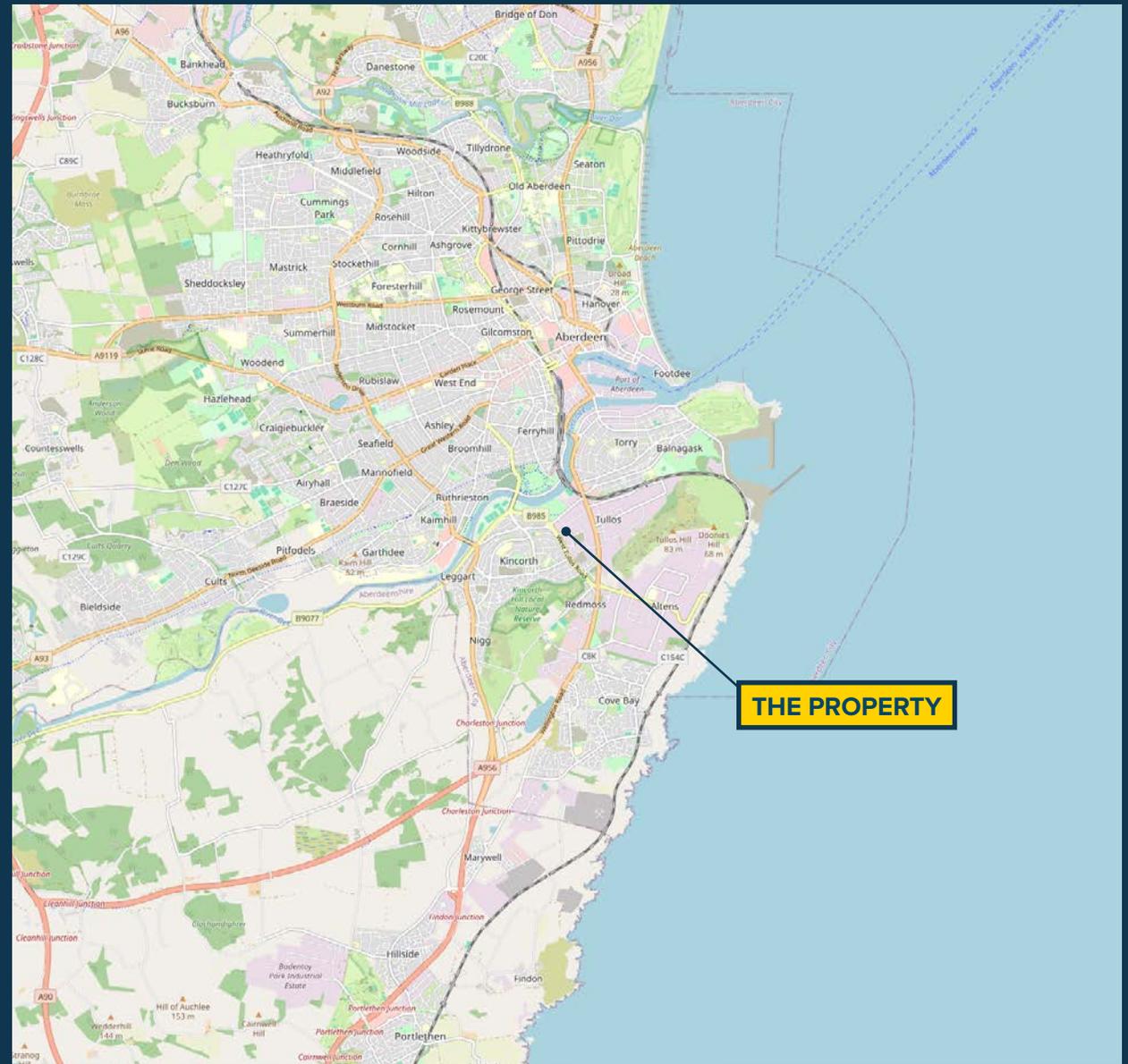
DM Hall LLP
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DM HALL
CHARTERED SURVEYORS

LOCATION

The property is situated in a prominent location on the west side of Craigshaw Drive, at the junction with Craigshaw Place, within the long-established West Tullos Industrial Estate, towards the south of Aberdeen City Centre. Surrounding properties are primarily utilised for industrial and showroom purposes, with nearby occupiers including Wood, Belmar, Specialist Cars Renault, Specialist Cars Nissan, Tullos Training and TrustFord.

The location benefits from good access onto the main trunk road network, lying in close proximity to West Tullos Road and Wellington Road (A956), which link onto the Aberdeen West Peripheral Route and the A90 trunk road.





DESCRIPTION

The property comprises a detached single storey showroom, with an office mezzanine level, which has been extended over single storey height to the northern gable end to form an additional workshop, providing storage and ancillary accommodation, at lower ground floor level.

Both the main building and extension are of concrete block construction, rendered externally to the lower sections and clad with single skin metal profile sheeting to the upper sections. The roof sections over are pitched and clad with single skin metal profile sheeting.

Internally, the property presents well with the general specification including painted plasterboard lined walls and ceilings to the showroom and office accommodation, whilst the walls and ceiling of the workshop are finished to the internal face of the blockwork and cladding. The ground and lower ground floors are solid concrete overlaid with timber or vinyl floor coverings.

Vehicular access is provided to both the ground and lower ground floors via automatic roller shutter doors, whilst a fixed concrete staircase provides access from the ground floor to the office mezzanine.

Good levels of natural day light are provided to the showroom via large display windows facing onto Craigshaw Drive, whilst artificial lighting is provided throughout via a combination of modern LED, fluorescent strip and pendant lighting fixtures.

The building is located on a well apportioned site of approximately 0.146 hectares (0.361 acres) or thereby, with an area of tarmacadam yard to the front providing generous parking.



- | | |
|---|-------------------------------|
| 1. Our property | 11. McDonalds |
| 2. Specialist Cars
Nissan & Renault | 12. Tim Hortons |
| 3. M&H Carriers | 13. Aberdeen Alarm
Co. |
| 4. Siemens Subsea | 14. Rainbow City Taxis |
| 5. Specialist Cars Seat,
Cupra & Skoda | 15. Wood Group |
| 6. Arnold Clark Mazda | 16. Tullos Training |
| 7. Menzies Distribution | 17. AJT Engineering |
| 8. Costa | 18. Arnold Clark KIA |
| 9. Halfords | 19. Peter Vardy Land
Rover |
| 10. Lidl | 20. John Clark BMW |

ACCOMMODATION / FLOOR AREAS

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

FLOOR	SQ.M	SQ.FT
Ground	342.38	3,685
Lower Ground	158.78	1,709
Mezzanine	109.88	1,183
Total	611.04	6,577

TENURE

The property is currently held on a long ground lease with c. 81 years remaining, expiring on 03-Feb-2105 at a passing rent of £12,960 per annum. The lease makes provision for 5 yearly rent reviews to Market Rent, with the next reviewing falling on 28-May-25.

Full documentation is available upon request.

SERVICES

The property appears to be connected to mains supplies of electricity and water, with drainage to the main public sewer.

Background space heating is provided to the main showroom via a number of ceiling mounted infrared heaters. A wall mounted fan heater is situated within the workshop, whilst electric panel radiators provide background space heating to the ancillary accommodation.

PRICE/RENT

We are seeking offers in the region of £375,000 for our client's leasehold interest in the property, however, they may consider letting the property at a rent of £55,000 per annum.

RATING ASSESSMENT

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

£62,500

The Uniform Business Rate for the year 2023/2024 is 51.1p in the £ for properties with a rateable value of £51,001 to £95,000. Water and wastewater rates are also payable.

EPC

The property has an EPC rating of G(115).

Full documentation is available upon request.

VAT

All prices quoted in this schedule are exclusive of VAT.

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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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 client's solicitors.