

CITY WHARF

ABERDEEN

RETAIL, LEISURE & OFFICE OPPORTUNITY
JOB CENTRE PLUS, SHIP ROW, ABERDEEN, AB11 5BY



CDLH 
Creedy Darroch
www.cdlh.co.uk


SIMS PROPERTY
CONSULTANTS
0141 471 9476

- Recently fitted offices after an investment in the region of £750,000.
- Total area circa 9,500 sq. ft. split over upper & lower ground levels.
- Additional unit adjacent can also be included, providing an additional 6,751 sq. ft.
- Own access and frontage.

LOCATION

Aberdeen is Scotland's third largest city and is the major retail and administrative hub for the North East of Scotland, with a shopping catchment in excess of 400,000 people.

The subjects occupy a prominent position overlooking Shiprow, which connects to Trinity Quay at Aberdeen Harbour to the south and Union Street to the north within the heart of Aberdeen City Centre.

Aberdeen train station, main bus terminus, Union Square and Bon Accord/St Nicholas Shopping Centres are within a short walking distance of the subjects.

Nearby commercial occupiers include IBIS Hotel, Pure Gym, Lane 7, Grosvenor Cinema and a 7 screen Vue Cinema. An NCP multi level car park is located adjacent.

DESCRIPTION & ACCOMMODATION

The premises were recently leased to Job Centre Plus who undertook a full fit-out, creating first class offices/Job Centre. We understand that Job Centre Plus invested approximately £750,000 in the fit-out.

The premises, therefore, provide a fully fitted office, which would be suitable for a number of uses, including serviced office space, general office, leisure/licensed uses or a quasi-retail/office use.

The premises extend to a total area of approximately 9,500 sq. ft., which has been split over the upper and lower ground level. In addition, the premises benefit from their own dedicated access doorway and frontage. There is an adjacent unit that can also be incorporated. This would increase the floor area by 6,751 sq. ft.

The accommodation areas are as follows:

FLOOR	Area (sq.m.)	Area (sq.ft.)
Job Centre Plus (Lower)	311	3,348
Job Centre Plus (Upper)	571	6,146
TOTAL	882	9,494
Adjacent Unit (former Nisbets)	627.20	6,751

SERVICE CHARGE

Service charge information is available on request.

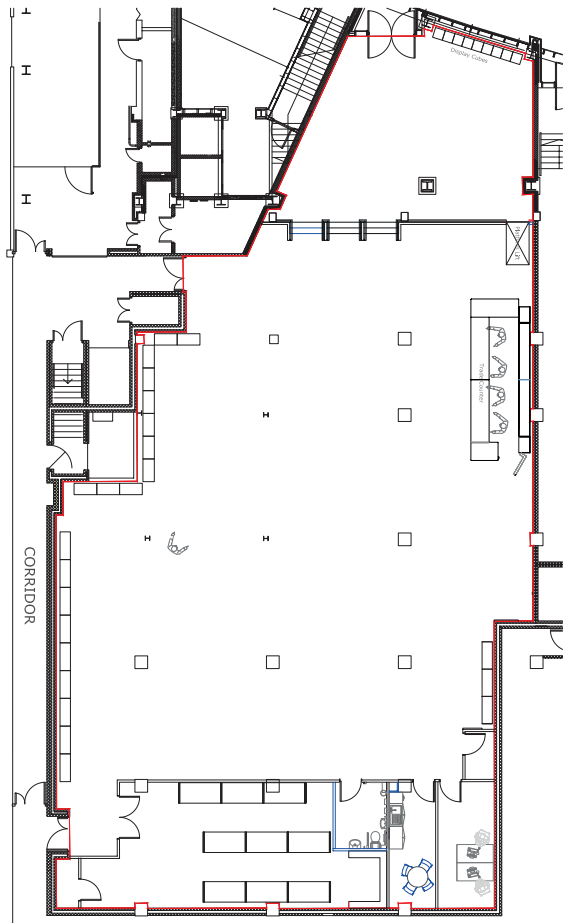
RATEABLE VALUE

The Rateable Value is £65,500 as from the 1st April 2023.

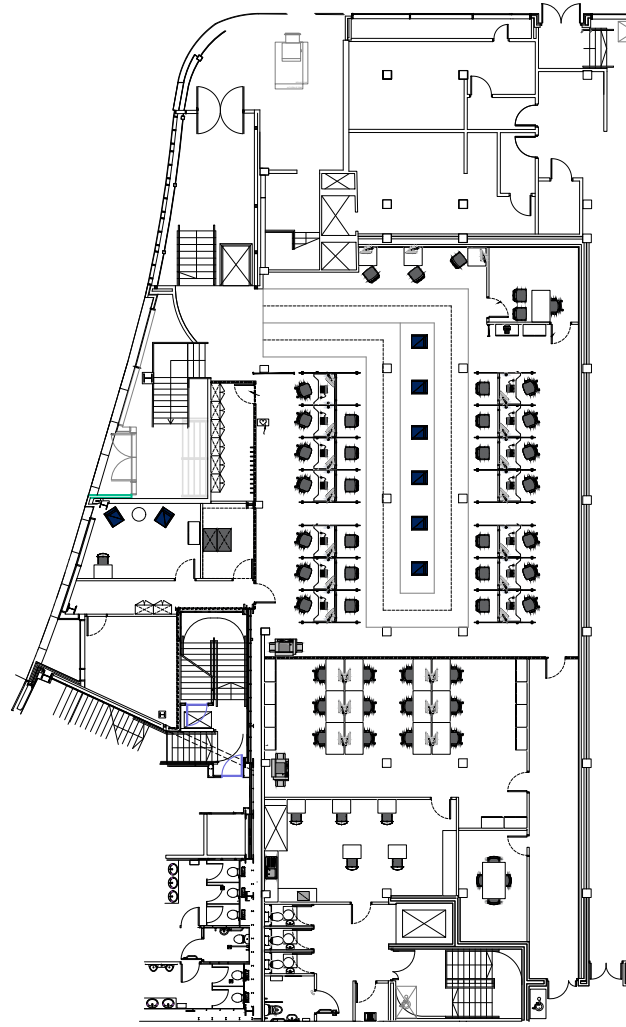
LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

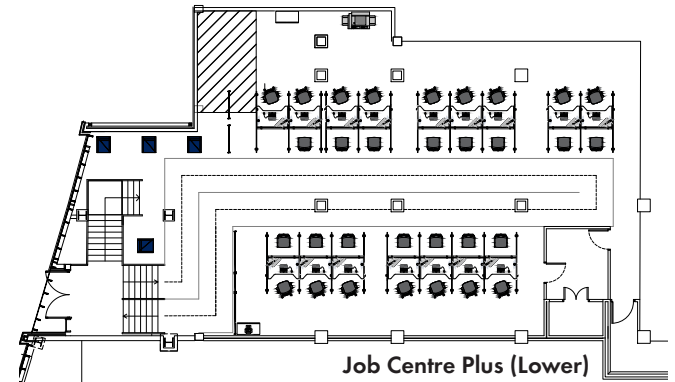




Adjacent Unit (former Nisbets)



Job Centre Plus (Upper)



Job Centre Plus (Lower)

EPC

Information available on enquiry.

THE OPPORTUNITY AND RENTAL

This is a superb opportunity to lease a unit which has had significant investment in the region of £750,000 to create good quality office space. The fit-out would clearly benefit any incoming office/serviced office operator. In addition, the current fit-out would enable savings in costs to create alternative leisure or other use. Rental offers are invited for the benefit of a new lease, the terms of which are negotiable.



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VIEWING – STRICTLY BY APPOINTMENT

For an appointment to view, please contact the joint agents:

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07590 485 299



Anti Money Laundering

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

CDLH & Sims Property and for the Vendors of this property, whose agents they are, give notice that (i) the particulars are set out as a general outline only for guidance of intending operators and constitute that neither the whole or part of any offer or contract; (ii) all descriptions, dimensions, or references to condition and necessary permission for use and occupation of the hotel are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise as to the correctness of each of them; (iii) no person in the employment of CDLH and Sims Property has the authority to give any representation or warranty whatsoever in relation to this property (iv) any trading or financial information is for indicative purposes only, prepared at the time of publication and should not be relied upon and cannot be warranted in any way.