

**TO LET/MAY SELL** SELF-CONTAINED OFFICE PREMISES WITH PARKING PROVISION

# 62 DEE STREET

Aberdeen, AB11 6DS



## Key Highlights

- Semi-detached office building in city centre
- Well-presented with modern finishes
- Excellent city centre location
- 130.34 sq.m (1,403 sq.ft)
- 7 parking spaces, boasting an excellent parking ratio of (1:200 sq.ft)

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## Location

The building is located on the South side of Dee Street in the heart of the city centre. By virtue of its central location the office benefits from close proximity to all city centre amenity. With shops and cafes close by for business lunches and out of office meetings. The property also boasts strong public transport links with Aberdeen Bus Station and Train Station within a short walk. There is a mix of residential and commercial occupiers within the vicinity.

Nearby commercial occupiers include Trailfinders Aberdeen, Centrum Offices, Bank of Scotland, Deloitte, Burness Paul and Wood Group. Nearby retail occupiers include So Café, Pret a Manger, Co-Op and Starbucks.

## Description

62 Dee Street comprises a semi-detached, traditional granite and slate building which boasts office accommodation across four floors. Internally, the premises are finished to a high standard with glass partitioning at the ground floor reception area. The office mainly consists of cellular accommodation throughout. The previous tenant installed a fibre optic line into the building.

## Car Parking

There is an extensive car park located to the front of the premises. This could comfortably host 7 cars which offers an extremely attractive city centre parking ratio of (1:200 sq.ft).

## Floor Areas

The following floor areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition):

FLOOR AREA	SQ FT	SQ M
Whole Building	1,403	130.3

## Lease Terms

Our clients are seeking to lease the premises on flexible terms and negotiable duration. Any medium to long term lease would require to incorporate provision for upward only rent review at regular intervals.

## Rent

A rental of £18,000 per annum is sought for the property.

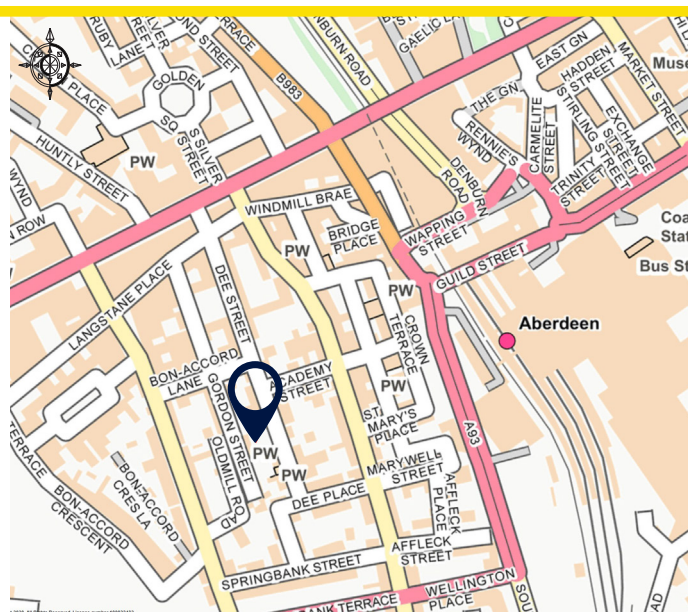
## Contact

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## Price

Our client would consider a sale in their heritable interest of the building for a sum of £275,000.

## Rating

The property is contained within the Valuation Roll as having a Rateable Value of £24,250 effective from 1st April 2017. Any incoming tenant would have the right to appeal this figure.

## Energy Performance Certificate

The suite has an EPC rating of E. A copy of the EPC is available upon request.

## VAT

All figures are quoted exclusive of VAT at the prevailing rate.

## Legal Costs

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT and Registration Dues applicable.

## Entry

Immediate entry is available upon conclusion of legal missives.

## Viewings & Offers

Strictly by arrangement with the sole letting agents, to whom all offers should be submitted in Scottish legal form.

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