





# FOR SALE / MAY LET 303 King Street

Aberdeen, AB24 5AP | 1,642.3 sq.m (17,680 sq.ft)

## 303 KING STREET

ABERDEEN, AB24 5AP



#### INDUSTRIAL/COMMERCIAL/TRADE OPPORTUNITY WITHIN CLOSE PROXIMITY TO ABERDEEN CITY CENTRE

#### SUITABLE FOR VARIOUS USES SUBJECT TO PLANNING

#### **LOCATION**

The property occupies a prominent location on the west side of King Street, a main arterial route within Aberdeen, and within close proximity to the city centre.

Occupiers within the vicinity include Morrison's Supermarket, Pizza Hut, Unite Student accommodation and a diverse mix of local operators.

#### **DESCRIPTION**

A detached warehouse/workshop building of steel frame and blockwork construction with a pitched and sheeted roof. The offices are to the front of the site and in a block building with part slated roof.

Internally there is warehouse and storage space at ground and lower ground floor levels with additional storage provided by way of a mezzanine. Vehicular access is provided at both floor levels.

Offices and welfare space are provided over three floors and generally includes carpet and vinyl covered floors, gas central heating and double glazed windows. The office space is in both cellular and open plan format.

Outside the building is a yard and circulation area together with car parking spaces. There are two points of access to the yard.

#### **FLOOR AREAS**

In accordance with the RICS Code of Measuring Practice (Sixth Edition) we have calculated the following approximate floor areas:-

Warehouse		
Lower Ground Floor	488.0 sq.m	5,253 sq.ft
Ground Floor	488.0 sq.m	5,253 sq.ft
Mezzanine Floor	228.6 sq.m	2,461 sq.ft
Total	1,204.6 sq.m	12,967 sq.ft
Offices		
Lower Ground Floor	145.9 sq.m	1,571 sq.ft
Ground Floor	145.9 sq.m	1,571 sq.ft
First Floor	145.9 sq.m	1,571 sq.ft
Total	437.7 sq.m	4,713 sq.ft
Overall Total	1,642.3 sq.m	17,680 sq.ft



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#### **PRICE**

Offers in the region of £850,000 are invited.

#### **RENT**

Upon application.

#### RATEABLE VALUE

The proposed Rateable Value effective from 1 April 2023 is £78,000.

#### RATES DETAIL

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at <a href="https://www.saa.gov.uk">www.saa.gov.uk</a>

#### **EPC**

E. A copy of the EPC certificate is available on request from the agent.

#### VAT

The price and rent quoted are exclusive of VAT.

#### **LEGAL COSTS**

Each party will be responsible for their own legal costs incurred in any transaction. The ingoing occupier will be responsible for any LBTT and Registration Dues applicable.

#### **ENTRY**

By agreement upon conclusion of legal missives.

#### **VIEWING & OFFERS**

All offers should be submitted in writing to the sole agent.

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