

REDUCED PRICE



INDUSTRIAL/COMMERCIAL/ TRADE OPPORTUNITY WITHIN CLOSE PROXIMITY TO ABERDEEN CITY CENTRE
SUITABLE FOR VARIOUS USES SUBJECT TO PLANNING



FG Burnett

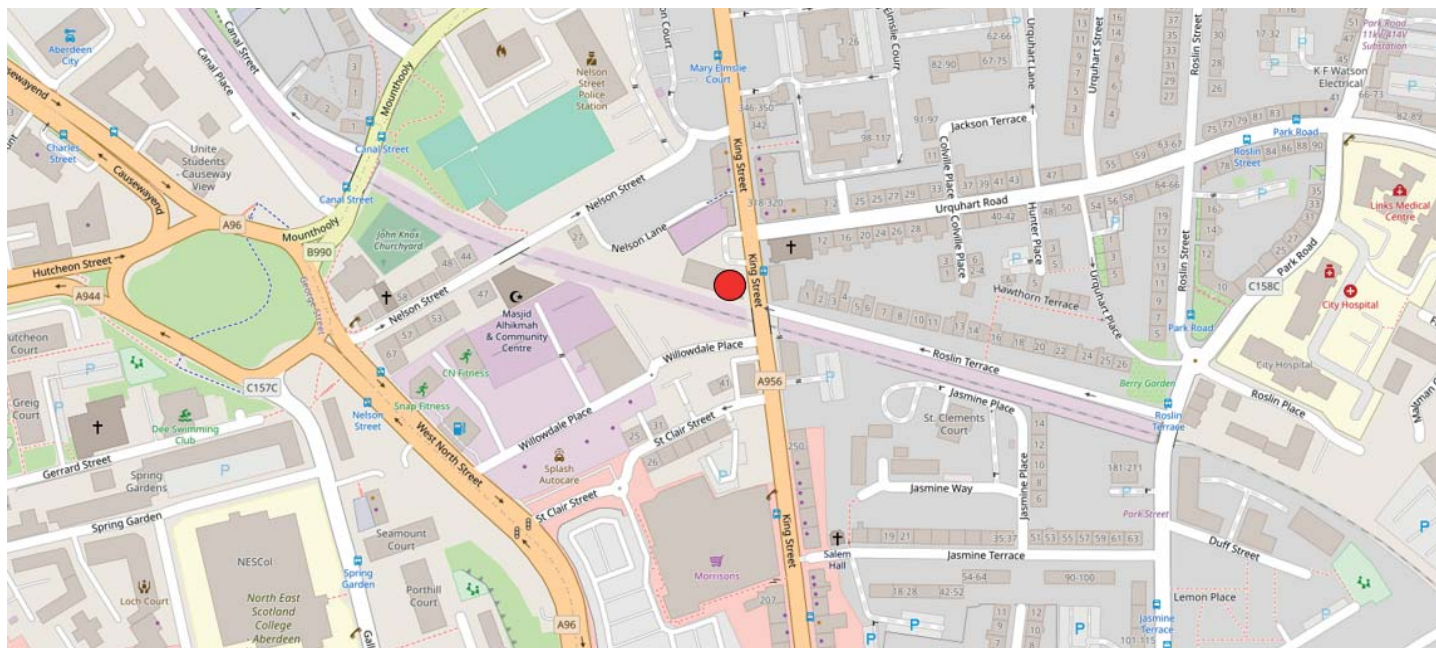


FOR SALE / MAY LET
303 King Street

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

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK



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



PRICE

£650,000 exc VAT.

RENT

Upon application.

RATEABLE VALUE

The Rateable Value effective from 1 April 2023 is £68,000.

RATES DETAIL

Any incoming 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 www.saa.gov.uk

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 incoming occupier will be responsible for any LBTT and Registration Dues applicable.

ENTRY

By agreement on conclusion of legal missives.

ANTI MONEY LAUNDERING (AML)

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on both the purchasers and vendors. Accordingly, a successful bidder will be required to provide detailed financial and corporate information and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

VIEWING & OFFERS

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

JONATHAN NESBITT

t. 01224 597531

e. jonathan.nesbitt@fgburnett.co.uk

FGBURNETT.CO.UK