

RECENTLY REFURBISHED GROUND FLOOR UNIT WITHIN ABERDEEN CITY CENTRE EPC RATING: B19





FOR SALE/MAY LET Unit 1, Crown House

27-29 Crown Street, Aberdeen, AB11 6HA | 105.24 sq.m (1,133 sq.ft)





LOCATION

The unit on offer is situated within Crown House located within Aberdeen City Centre at the junction of Crown Street and Crown Terrace.

Crown House is a short walk from Union Street, the city's main commercial thoroughfare which is popular with local and national traders.

Occupiers in the vicinity include Ramsay World Travel, The Stag Public House and Shelter Scotland. The area has also seen a considerable redevelopment of residential properties.

DESCRIPTION

Recently refurbished, the unit provides a unique open plan layout suitable for a variety of uses. The unit comprises painted plasterboard walls, suspended tile ceiling with censored LED lighting. Heating is provided by a gas central heating system serving wall mounted radiators. There is a kitchen to the rear with an accessible WC.

PRICE

Offers in excess of £100,000 are sought exclusive of VAT.

RENT

Offers in the region of £10,000 per annum exclusive of VAT.

UNIT 1, CROWN HOUSE

27-29 CROWN STREET, ABERDEEN, AB11 6HA



RATEABLE VALUE	The property will require to be assessed following occupation.		
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 www.saa.gov.uk		
LEASE TERMS	The property is available on flexible terms to be agreed.		
EPC	B19. Copy available from the agent on request.		
VAT	Any figure quoted is exclusive of VAT.		
LEGAL COSTS	Each party will bear their own legal costs associated with the documentation of the transaction. The ingoing occupier will be responsible for any LBTT and registration dues applicable.		
ENTRY	On conclusion of legal missives.		
FLOOR AREAS	have been measured with the RICS Code of	The following approximate floor areas have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition):-	
Ground Floor	105.24 sq.m	1,133 sq.ft	

VIEWING & OFFERS All offers should be submitted in writing to the joint agents.

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