



INCOME PRODUCING SUBSTANTIAL WAREHOUSE/STORE BUILDING



FOR SALE

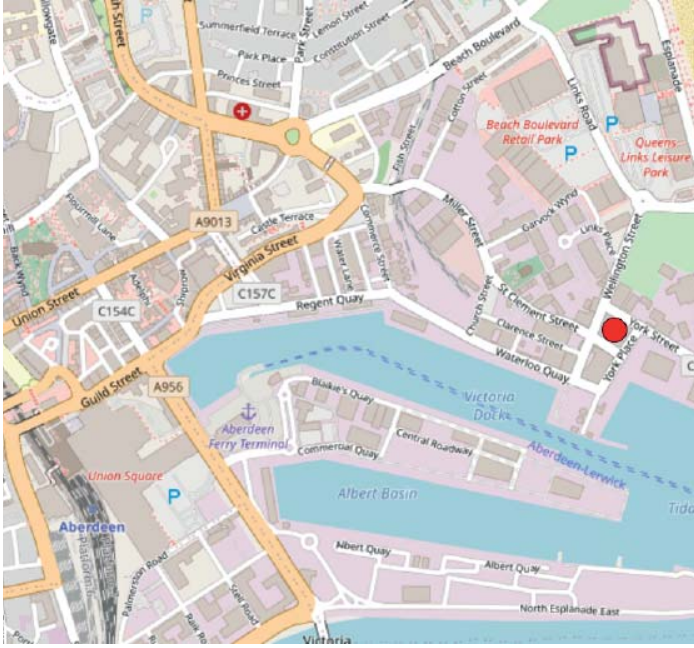
# 35 York Place

Aberdeen, AB11 5FW | 3,548.7 sq.m (38,205 sq.ft)

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To request a viewing call us on 01224 572661

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## LOCATION

Aberdeen is widely recognised as the European capital for North Sea oil and gas industries within many technologies in the city being exported to energy provinces worldwide. Aberdeen Harbour is a well established industrial area located to the immediate east of the City Centre.

Vehicular access is available via Aberdeen's inner ring road system which connects to all major trunk routes and the wider road network.

The building is situated on the corner of York Street and Wellington Street however, also has elevations on to St Clement Street and York Place.

York Place is in the heart of the Harbour district and is adjacent to the working harbour where a number of commercial businesses are located which include McWilliam Aberdeen, Shore Porters and Wolseley. There are also a number of amenities close by which include the Fittie Bar, Queen's Links Leisure Park and the Beach Boulevard Retail Park where a number of national retailers can be found.

## DESCRIPTION

The property comprises a substantial detached industrial building which is fairly regular in shape and offers extensive storage/workshop areas. The building is constructed of traditional stonework under a pitched roof system. Vehicular access is by way of two secure timber doors on to York Place and Wellington Street.

The building is capable of being sub divided into 4 bays, 3 of the bays feature full length cranes which are capable of lifting from 5.6 – 50 tonnes. A series of internal welfare structures and bothies are also featured within the main building. The building features an eaves height of 7.1m to the underside of the crane rail while artificial light is a combination of sodium light fittings or halogen lights.

Two separate Portakabins have been erected at mezzanine level which provides office and further welfare facilities.

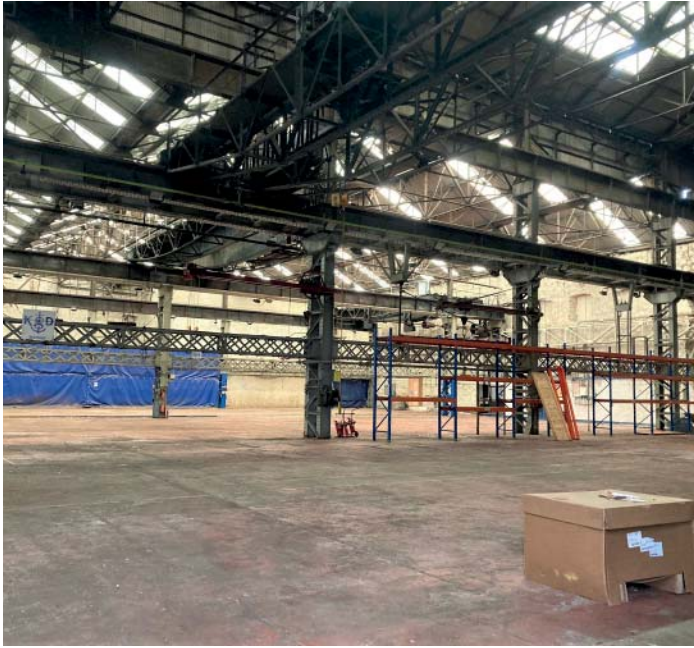
The property also benefits from 3 phase power.

35 York Place is category C listed.

## FLOOR AREAS

The following floor areas are calculated on a gross internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Workshop	3,257.0 sq.m	35,066 sq.ft
Office/Portakabins	291.7 sq.m	3,139 sq.ft
<b>Total</b>	<b>3,548.7 sq.m</b>	<b>38,205 sq.ft</b>



## LEASE DETAILS

The property is let in its entirety to Kenway Tyres Ltd until 28th February 2026 at a rent of £70,000 per annum exclusive of VAT. Full lease details can be provided to interested parties.

Kenway Tyres currently benefit from a rent free period in lieu of repairs to the gutters. Further details of this are available on request.

Kenway Tyres is the largest tyre wholesaler in the North of Scotland and established in 1988.

## OPPORTUNITY

The opportunity exists to acquire a substantial harbourside storage/distribution facility with income until 2026.

## PRICE

On application

## VAT

Any price quoted is exclusive of VAT.

## EPC RATING

The property has an EPC rating of D49.

## RATEABLE VALUE

The Rateable Value effective from 1st April 2023 is £71,000.

## RATES DETAIL

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

## 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.

## 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

TBC.

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## VIEWING & OFFERS

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



### JONATHAN NESBITT

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