



HARBOUR LOCATED, VEHICLE REPAIR WORKSHOP / STORAGE FACILITY
(OUTSIDE ABERDEEN LEZ)



FG Burnett

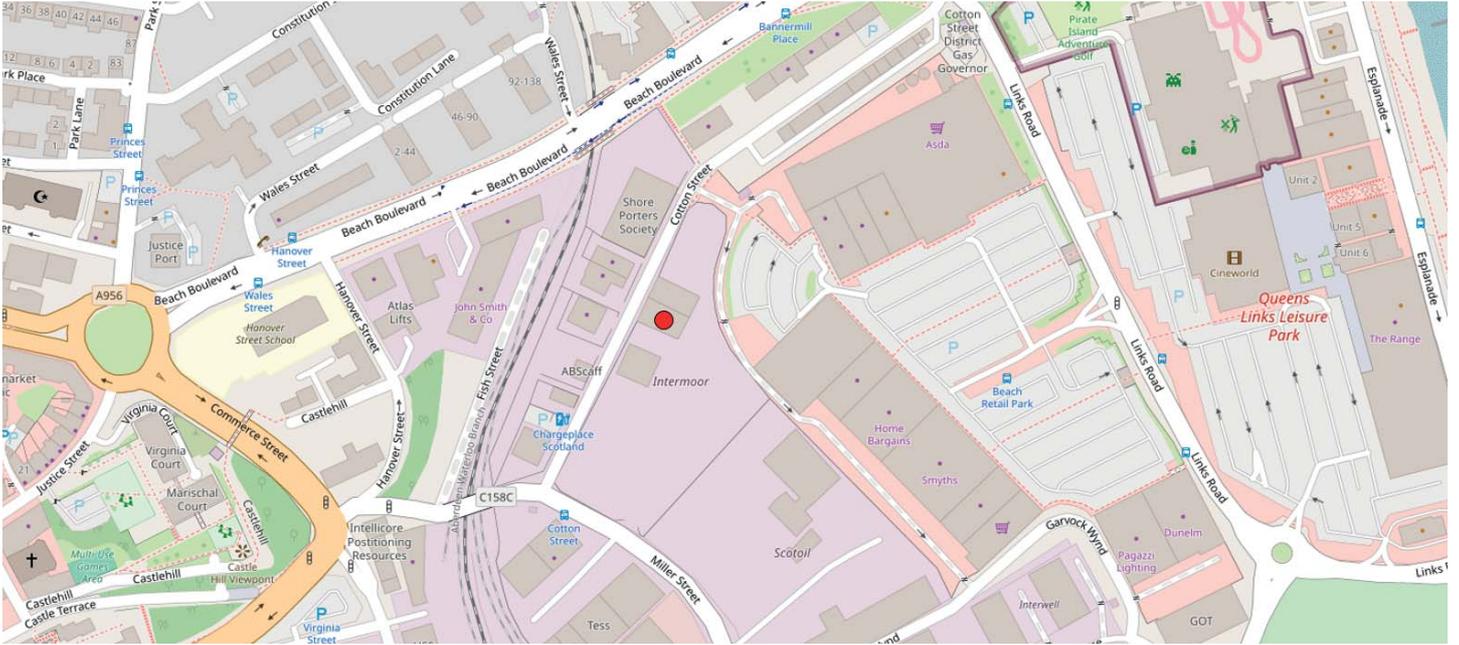


FOR SALE / TO LET
28 Cotton Street

Aberdeen AB11 5EE | 910.3 sq.m (9,798 sq.ft)

To request a viewing call us on 01224 572661

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HARBOUR LOCATED, VEHICLE REPAIR WORKSHOP / STORAGE FACILITY (OUTSIDE ABERDEEN LEZ)

LOCATION

The property is located on the East side of Cotton Street, in the harbour area of Aberdeen. The area is characterised by a mix of uses, with car mechanics, leisure and industrial premises all being in the vicinity. Aberdeen Harbour is within 500 yards of the premises as are Beach Boulevard Retail Park and Queen's Links Leisure Park. The property is situated outside the Low Emission Zone. The location is shown on the plan above which has been provided for indicative purposes only.

DESCRIPTION

The building comprises a steel portal frame warehouse which has a mix of granite and rendered block walls with profile cladding above and to the roof which incorporates natural roof lights. Generally the unit benefits from 3 phase power, suspended light fittings and two electrically operated roller shutter doors, approx.. 7.6 (w) and 5.4 (w), with access from Cotton Street. The building has an eaves height ranging from 6m – 9m.

Internally the unit has been split into two distinct units separated by an internal block wall. One of the units is currently used as a vehicle repair workshop and comprises an inspection pit, diesel tank and pump, gas fired heating, small office / canteen and welfare facilities. The other unit is a storage unit with no heating or toilet provision. The units are linked via an internal pedestrian door.

FLOOR AREAS

The subjects have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Ground Floor	860.7 sq.m	9,798 sq.ft
Mezz	49.6 sq.m	534 sq.ft

OPPORTUNITY

The heritable interest in the whole of the subjects is available at a price of £475,000 Exc VAT. Alternatively a lease over the whole may also be considered on the basis of a 5 year term at a rent of £60,000 p.a. Exc VAT. Terms available on application.

RATEABLE VALUE

The premises are contained in the valuation roll as a single entry as follows:

'Garage etc' - £50,500.

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



EPC

28 Cotton Street – G106

28 B Cotton Street – C37

VAT

VAT will be payable in addition to the purchase price or all monies due under a lease.

LEGAL COSTS

Each party will bear their own legal costs in documenting a transaction. The purchaser / tenant will be responsible for LBTT and Registration dues.

ENTRY

On conclusion of legal missives.

AML

As part of our statutory obligations relative to Anti-Money Laundering, FG Burnett will require to undertake due diligence on an incoming occupier and will seek identification information at the appropriate time.

VIEWING & OFFERS

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

JONATHAN NESBITT

t. 01224 597531

e. jonathan.nesbitt@fgburnett.co.uk

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