

Ryden

FOR SALE

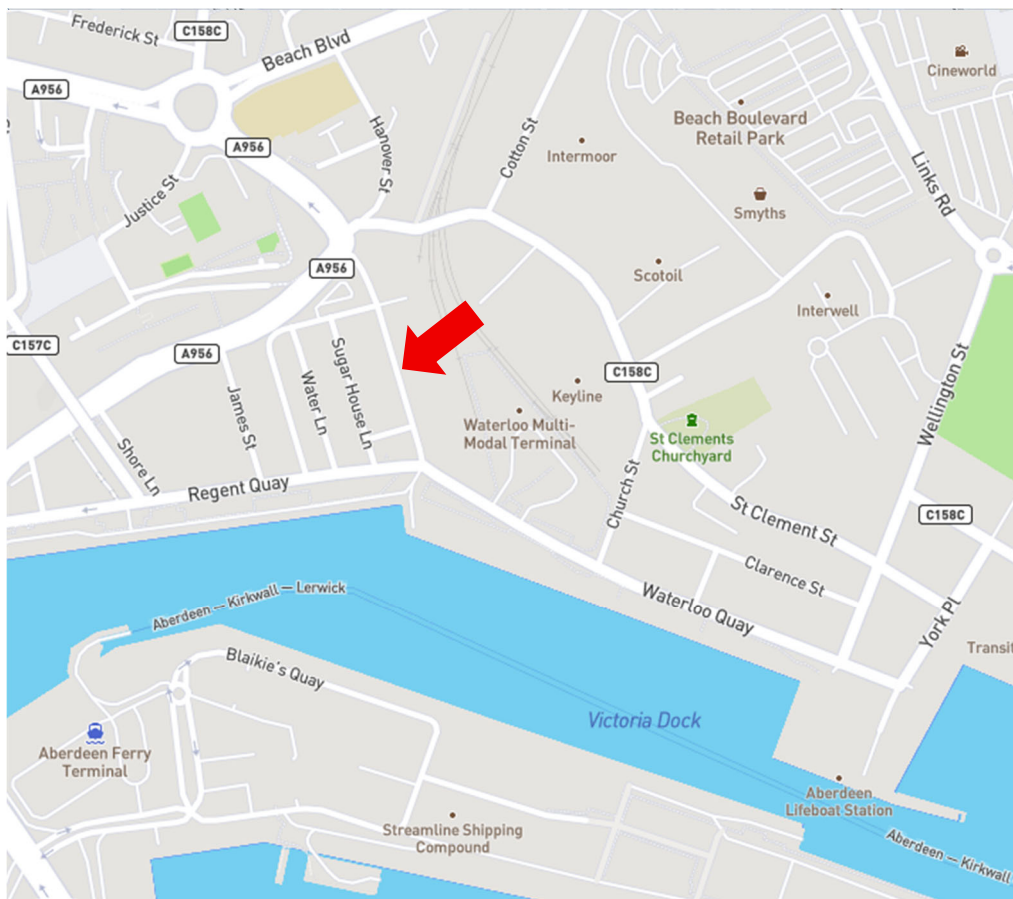
HIGH YIELDING INDUSTRIAL
INVESTMENT OPPORTUNITY
753 SQ M (8,106 SQ FT)



UNITS 2 & 3
COMMERCE STREET
ABERDEEN
AB11 5FE

- CITY CENTRE HARBOUR LOCATION
- HIGH YIELDING INVESTMENT OPPORTUNITY
- LET TO KDTC PROPERTY MANAGEMENT SERVICES LTD
- APPROXIMATELY 5 YEARS TERM CERTAIN
- COMBINED PASSING RENT OF £50,000 PER ANNUM
- OFFERS IN EXCESS OF £425,000 REFLECTING AN ATTRACTIVE NET INITIAL YIELD OF 11.3% AND A LOW CAPITAL VALUE OF £52.42 PSF





ABERDEEN

Aberdeen is Scotland's third largest city, with a population of approximately 220,000 and a regional catchment population of over 500,000. The city has long been established as the energy capital of Europe and benefits from two distinguished universities, seven major research institutes, and world renowned food, fisheries and agricultural research establishments.

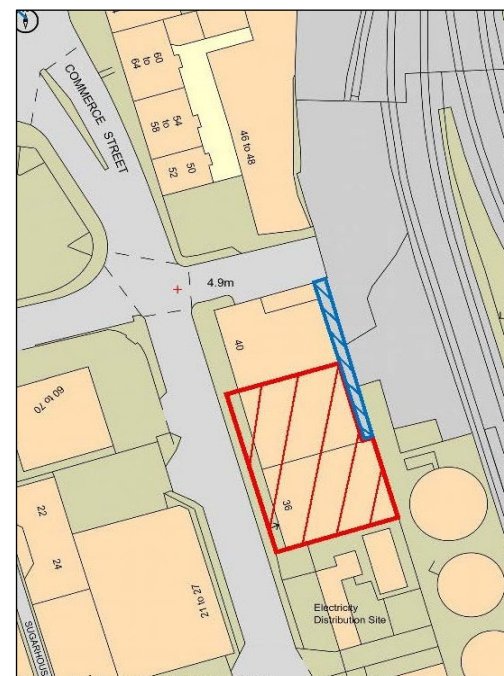
Aberdeen has strong communication links with the rest of Scotland, the UK, and Europe. The A90 trunk road links Aberdeen with the Scottish motorway network, making Edinburgh and Glasgow accessible in around 2 hours, and the Aberdeen Western Peripheral Route (AWPR) has improved journey times around the city. Aberdeen International Airport, which lies to the north west of the city. The airport also incorporates the world's largest commercial heliport to predominantly service the offshore energy industry.

The £420m expansion of Aberdeen South Harbour to accommodate larger, deep-water vessels completed in 2023. This is fasttracking the diversification of the region's energy mix and also led to a substantial increase in tourism with over 70 cruise liners scheduled to dock at the port in 2026. The Investment Tracker published by Aberdeen Chamber of Commerce in February 2025 highlights that a very substantial £30bn of capital expenditure is planned for future projects in the region over the next 10 years.

LOCATION

The subjects are situated on Commerce Street, directly north of the Victoria Dock area within Aberdeen Harbour and diagonally opposite the Commerce Street and Mearns Street 'T' junction.

The Harbour is a thriving commercial location benefiting from excellent proximity to Aberdeen inner ring road (A956), providing direct connections to the north and south of the city. Aberdeen railway station and Union Square Shopping Centre are located less than 1 mile to the west. The Harbour (including the new South Harbour) are located a short drive away.



**HIGH YIELDING
INDUSTRIAL
INVESTMENT
OPPORTUNITY**
**753 SQ M
(8,106 SQ FT)**



DESCRIPTION

The building specification for both units includes the following:

Warehouse

- Steel portal frame construction
- Concrete floors
- Rendered block external walls with insulated profile metal sheeting
- 1 x vehicular roller shutter door per unit
- LED lighting

Offices

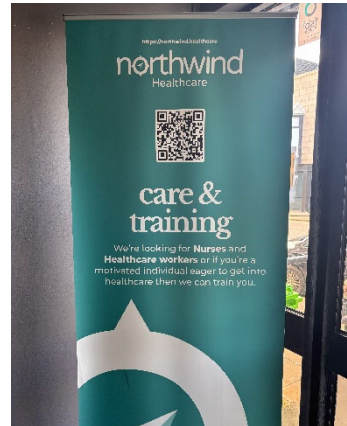
- Plasterboard walls
- Double glazed windows
- Acoustic ceiling design with Cat 2 lighting
- Heating via wall mounted radiators
- Staff welfare facilities



Unit 2



Unit 3 – Pre-tenant fitout



ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provide the following approximate Gross Internal Areas (GIA):

UNIT 2	SQ M	SQ FT
WAREHOUSE	268.60	2,891
OFFICE	69.00	743
TOTAL	337.60	3,634
UNIT 3	SQ M	SQ FT
WAREHOUSE	308.30	3,319
OFFICE - GROUND	58.10	625
OFFICE - FIRST	49.00	528
TOTAL	415.40	4,472
COMBINED TOTAL	753.00	8,106

The tenant has an option to extend the lease by 5 years from 30th June 2036 with 6 months prior written notice. The passing rent is £22,500 per annum. An open market rent review is incorporated on 1st July 2031, upwards only.

Unit 3 is let on a coterminous basis to KDTC Property Management Services Limited. The passing rent is £27,500 per annum. An open market rent review is incorporated on 1st July 2031, upwards only. Colin & Tracey Cass have provided personal guarantees.

TENANT COVENANT

KDTC Property Management Services Ltd provides a diverse range of business offerings, including

- Adults & Kids mixed martial arts
- First aid medical training
- Womens' self defence
- Confidence & fitness training
- Performing Arts
- Gym facilities

TENURE

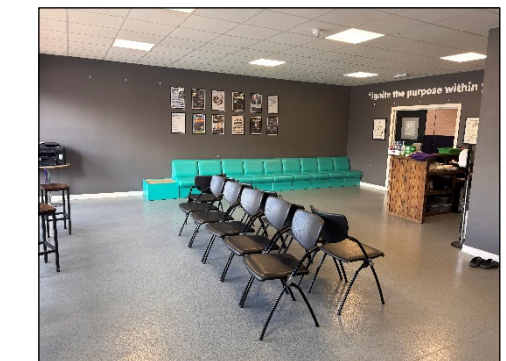
Heritable Interest (Scottish equivalent of Freehold).

TENANCY SCHEDULE & LEASE TERMS

Unit 2 was originally let to Colin Cass & Tracey Cass trading as Mindsparx Health & Wellbeing for a period of 5 years from 4th May 2021 to 3rd May 2026. The lease has recently been assigned to KDTC Property Management Services Limited and extended for a period of 10 years to 30th June 2036, with a break option on 30th June 2031 with 6 months prior written notice.

RENTAL PAYMENT HISTORY

A rental payment history can be provided upon request.



**LOCATED IN
THE HARBOUR
A THRIVING
COMMERCIAL
LOCATION**



ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC for each unit is rated as a B.

A copy of the certificates are available upon request.

PROPOSAL

Offers over £425,000, excluding VAT are sought for our client's heritable interest in the building. A purchase at this level would show an attractive net initial yield of 11.3%, after deduction of purchaser's costs and LBTT.

VAT

The property has been elected for VAT and it is anticipated the sale will be treated as a Transfer of Going Concern.

GET IN TOUCH

Please get in touch with our selling agent for more details.

Daniel Stalker

T 07887 751090

E daniel.stalker@ryden.co.uk

Ken Shaw

T 07836 556768

E ken.shaw@ryden.co.uk

Ryden

25 Albyn

Place

Aberdeen

AB10 1YL

01224 588866

ryden.co.uk

Ryden

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