

**FOR SALE**

**OFFICE PREMISES**

Prestigious Corner Location

Secure car park to front and Rear

Currently Income Producing

Floor Area – 434.00 SQM (4,672 SQFT)

Price - £450,000



**OSBORNE HOUSE, 27-30, CARDEN PLACE , ABERDEEN, AB10 1UP**

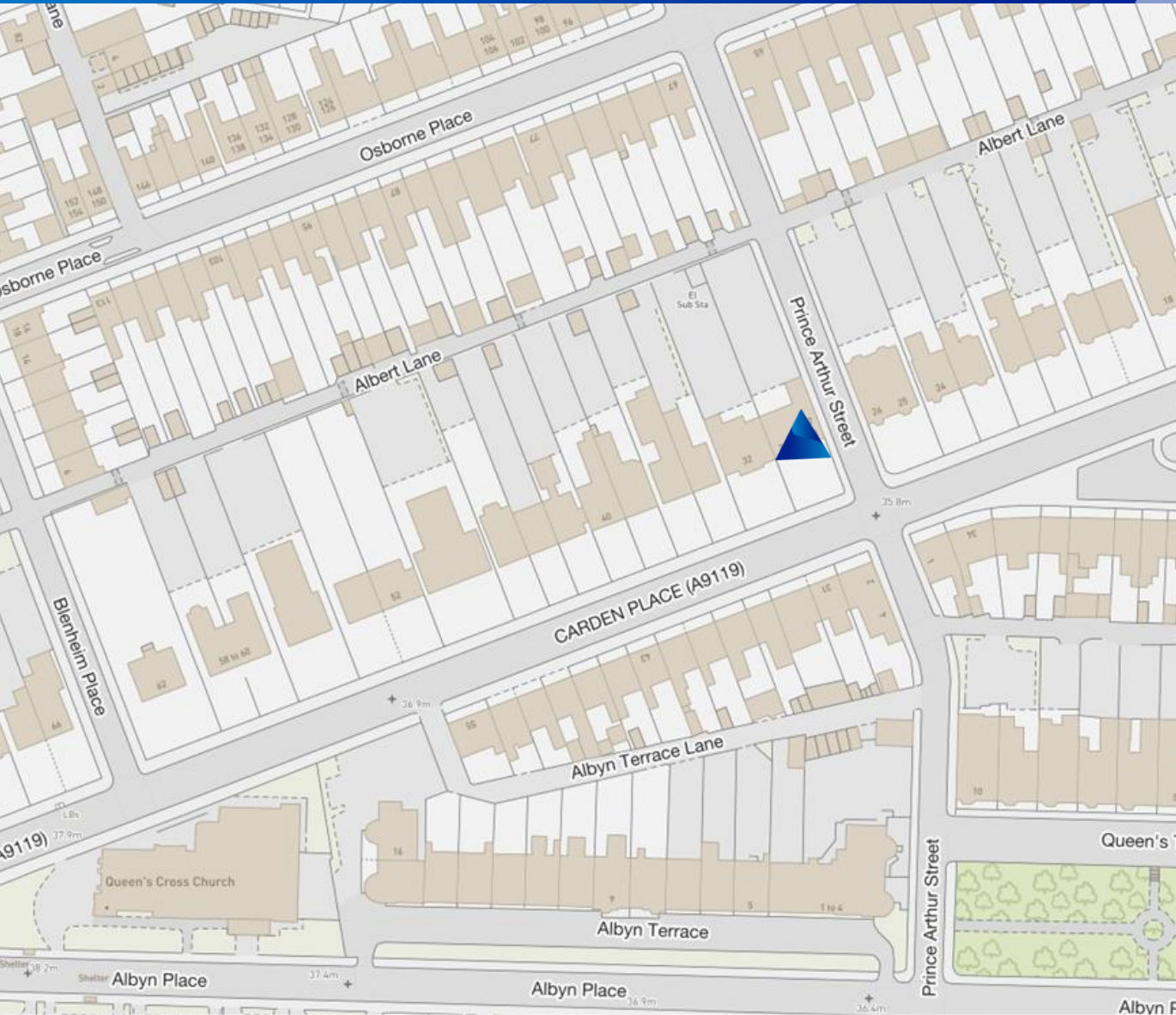
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# Location

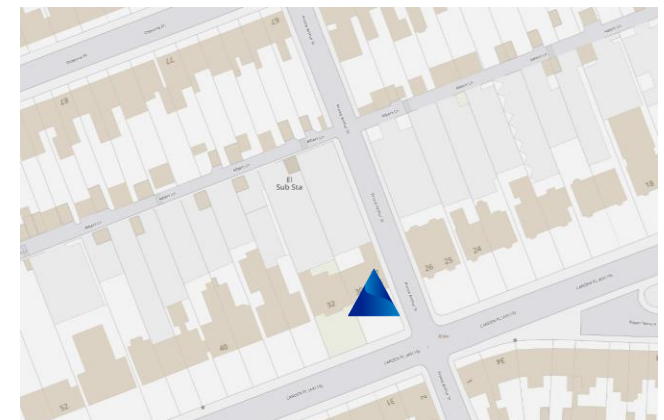
OSBOURNE HOUSE, 27-30 CARDEN PLACE,  
ABERDEEN, AB10 1UP



The property is located on the North side of Carden Place at its junction with Prince Arthur Street. Accordingly, the subjects offer a prominent location within the heart of the west end office district.

Union Street, the main commercial and retail thoroughfare is easily accessible to the east and North Anderson Drive, part of the inner ring road system is located a short distance to the west

The majority of occupiers in the surrounding area are of office use in nature, however, residential and commercial uses are also nearby.



**Substantial West End Office Building  
with generous car parking**



FIND ON GOOGLE MAPS



# Description

OSBOURNE HOUSE, 27-30 CARDEN PLACE,  
ABERDEEN, AB10 1UP



**The accommodation comprises of the lower ground, ground, first and attic floors of a prominent, traditional semi-detached granite and slate building with parking to the front and rear of the subjects.**

Internally the premises are finished to a high standard providing modern office accommodation which provides a variety of room sizes with large open plan areas throughout. In addition there are Kitchen facilities along with W.c. and a shower within the accommodation. Heating is provided by a gas fired central heating system, with lighting provided by modern strip lighting throughout.

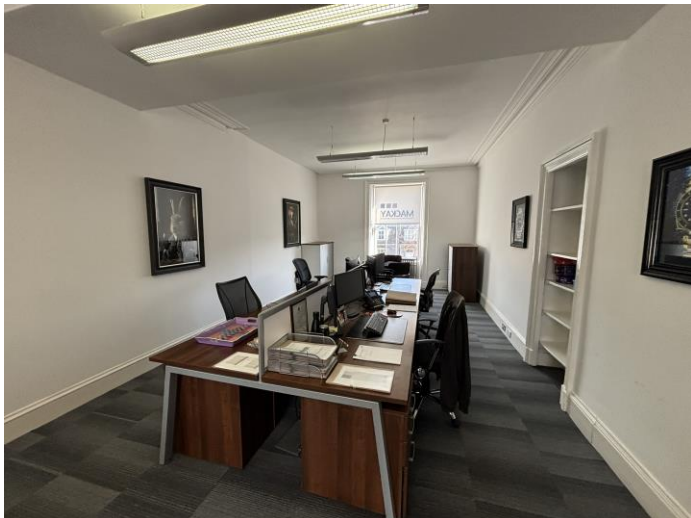
## **Car Parking**

Secure car parking is located to the front and rear of the premises for approximately 30 vehicles.



# Description

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## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Lower Ground Floor	123.72	1,332
Ground Floor	117.82	1,268
First Floor	100.78	1,085
Attic Floor	91.68	987
<b>Total</b>	<b>434.00</b>	<b>4,672</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

## Tenancy

Part of the ground floor along with the first and attic floors are currently let as follows:

- Lease Expiry - 14<sup>th</sup> May 2028
- Rent - £51,000 per annum
- Repairing obligation limited by schedule of condition

Further information in respect of the lease is available upon request.

## Price

Offers over £450,000 are sought.

## Rateable Value

The subjects are entered into the valuation roll as follows:

Ground & Basement Floor - £36,500

First & Second Floor - £48,250

## Energy Performance Certificate

Copy available on request.

## VAT

All prices quoted are exclusive of VAT.

## Legal Costs

Each party will be responsible for their own legal costs incurred.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:

**Mark McQueen**

[mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk)



**Shepherd Chartered Surveyors**

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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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