

FOR SALE

Storage Unit

City Centre Location

Recently Refurbished

Size – 79.38 sqm (854 sqft)

Basement area also included
within tenement building

Qualifies for 100% Rates Relief
under the Small Business Rates
Relief Scheme

PRICE - £100,000

REAR OF 83 BON ACCORD STREET, ABERDEEN, AB11 6ED

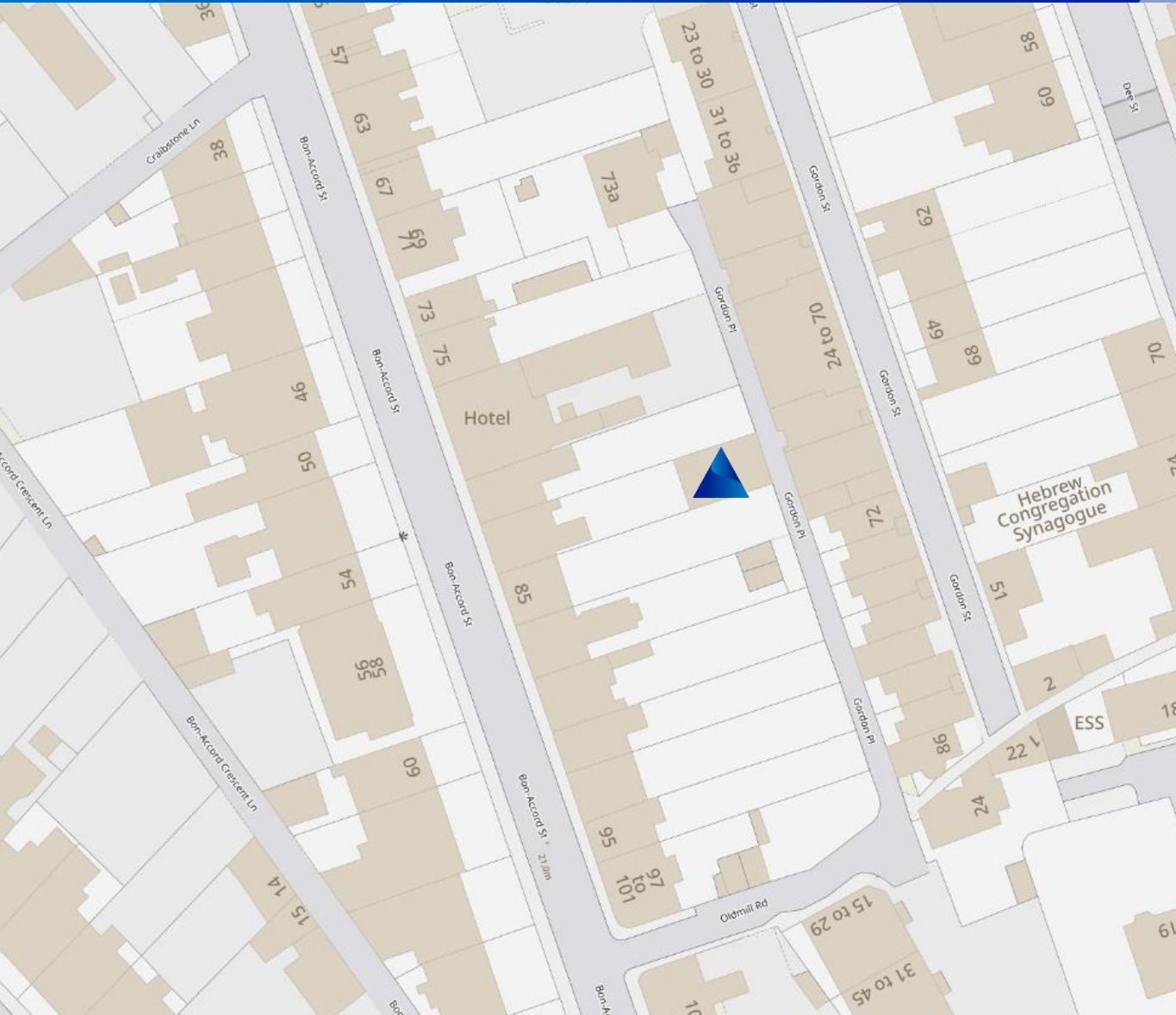
CONTACT: Mark McQueen mark.mcqueen@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

REAR OF 83 BON ACCORD STREET,
ABERDEEN, AB11 6ED



The property is accessed via Gordon Place which in turn is accessible from Bon Accord Street. Accordingly, the premises occupy a central location within Aberdeen City Centre. Union Street is a short distance to the north of the premises.

The surrounding area is predominantly residential although due to the central location commercial uses such as office, retail and leisure uses are all situated within the area.

**Centrally Located Storage
Premises**



FIND ON GOOGLE MAPS



Description

REAR OF 83 BON ACCORD STREET,
ABERDEEN, AB11 6ED



The subjects comprise of a storage unit accessed from Gordon Place along with further space within the tenement building fronting the street.

The storage unit benefits from a large electric roller shutter door and has recently been refurbished both internally and externally. The unit benefits from a w.c. to the rear.

In addition, there is a door to the rear that leads to additional storage within the tenement building at basement level. This area can also be access from Bon Accord Street.



Accommodation

	m ²	ft ²
Basement storage	23.60	254
Store	79.38	854

Price

£100,000 is sought for our client's interest

Rateable Value

The subjects are entered into the Valuation Roll as follows:

- Basement - £575
- Rear of 83 Bon Accord Street - £4,300

An Ingoing occupier will have the opportunity to appeal these figures.

In addition, rates relief may be available to qualifying occupiers with further information available upon request.

Energy Performance Certificate

Further information and a recommendations report are available to seriously interested parties upon request

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction with the purchaser being responsible for any registration dues, LBTT, etc.

Get in Touch

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



Mark McQueen

mark.mcqueen@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



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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