

TO LET

YARD

Area – 2,844 SQM (30,617 SQFT)

Laid in a mixture of surfaces

Rental - £35,000 per annum

Located opposite Aberdeen Harbour



WHAT 3 WORDS

49 YORK STREET, ABERDEEN, AB11 5DP

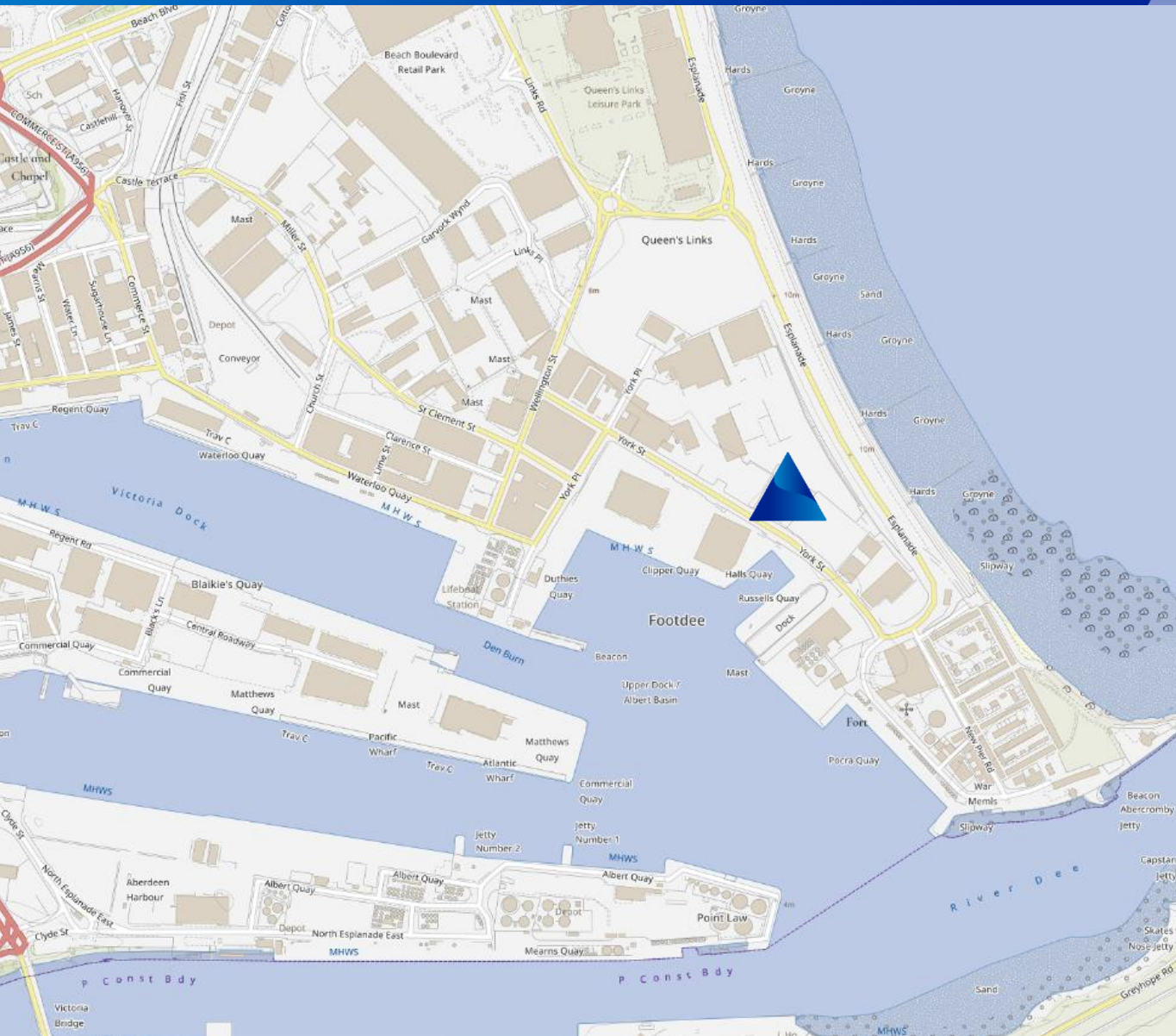
CONTACT: James Morrison | james.morrison@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

49 YORK STREET, ABERDEEN,
AB11 5DP



The subjects are located on the north side of York Street opposite Aberdeen Harbour and also just a short distance from Aberdeen City Centre.

Aberdeen is regarded as the energy capital of Europe and remains home to a number of global energy companies including BP, Shell and TotalEnergies.

The city will be enhanced by the Energy Transition Zone (ETZ) which has received funding of £26M from the Scottish Government and £27M from the UK Government, as well as £5M for Aberdeen's underwater technology centre plus £2M for the North Sea Transition Deal.



Yard located within close proximity to
Aberdeen Harbour



FIND ON GOOGLE MAPS



Description

The subjects comprise of a yard laid in a mixture of surfaces on a regular shaped site with access directly from York Street.

Accommodation

The yard has been measured using online mapping software and provides the following accommodation:

	M ²	ft ²
Yard	2,844	30,617

Lease Terms

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

Rental

£35,000 per annum exclusive.

Rateable Value

The subjects are currently entered in the valuation roll at a rateable value of £29,000. We would point out that an incoming occupier would have the opportunity to appeal this value.

Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant liable for LBTT and registration dues in the normal manner.

Entry

Immediately upon completion of legal formalities.

Offers & Viewings

All offers should be submitted in writing to the agent who will also make arrangements to view on a strictly by appointment basis

VAT

All figures quoted are exclusive of Value Added Tax.

Get in Touch

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



James Morrison

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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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