



21/23 Cotton Street, Aberdeen, AB11 5EG

- GIA — 563.96 sq.m (6,070 sq.ft) approx.
- Site area — 0.08 Hectares (0.21 Acres) approx.
- Competitive rent
- City Centre location
- Excellent transport links



LOCATION

The subjects are located on the East side of Cotton Street, located within the central harbour area of Aberdeen, approximately one mile from Aberdeen City Centre. The subjects benefit from excellent road links, with easy access to Aberdeen's inner ring road and A90.

Nearby occupiers include Scarf, Halliburton, CEF and Interroom.

An exact location of the property is highlighted on the plan overleaf.

DESCRIPTION

The subjects comprise a detached workshop with integral two storey ancillary offices and associated secure concrete yard. The unit is of steel portal construction with concrete block walls, concrete floor with a pitched roof incorporating translucent panels. Artificial lighting is provided by hi-bay sodium lights and heating by way of a gas-fired blower heater. Three phase power is available. Vehicular access is via an electric metal roller door with eaves height approximately 4.5m high. A mezzanine, accessible by a fixed steel stair provides additional storage space.

The two storey office accommodation provides for cellular offices, along with kitchen and toilet facilities. The offices benefit from painted walls and ceilings, with lighting by way of strip fluorescent lighting and heating by way of gas central heating.

Externally to the front and side of the property, there is secure concrete surfaced yard as well as dedicated car parking.

FLOOR AREAS

We calculate the following approximate Gross Internal floor areas (GIA), in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

	Sq. m.	Sq. ft.
Workshop	284.90	3,067
Mezzanine	128.44	1,382
Office	150.62	1,621
Total	563.96	6,070

RATING

The premises are currently entered in the Valuation Roll with a Rateable Value of £33,500 effective from 1 April 2017. The Rate Poundage for 2019/20 is £0.49.

TENURE

The property is held by way of ground lease payable until 17th February 2079 to Aberdeen City Council at a current passing rent of £6,800 per annum. There is an outstanding rent review from 15th May 2015 and five yearly thereafter.

LEASE TERMS

The subjects are available on the basis of a Full Repairing and Insuring lease on terms to be agreed. Any medium or long term lease will incorporate periodic rent reviews. Short term leases will be considered.

RENT

£30,000 per annum exc.

PRICE

Offers in the region of £140,000 exc. are sought for the benefit of the leasehold interest in the property.

V.A.T

All prices, rents and premiums quoted are exclusive of any VAT that may be applicable.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of 'D'.

ENTRY

Immediate, upon completion of legal formalities.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The ingoing tenant/purchaser will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate.

VIEWINGS & OFFERS

By prior arrangement with the sole agents, to whom all formal offers should be submitted in Scottish legal form.



To arrange a viewing please contact:



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Graduate Surveyor
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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: March 2020