

To Let

Office

4 Granton Place, Aberdeen

AB10 6QT



- West End Location
- Rent - £4,500 per annum
- NIA - 30.5 sq.m. (328 sq ft)



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LOCATION

Aberdeen is Scotland's third largest city with a population of 224,000 and is the business, retail, administrative and healthcare centre for the North East of Scotland.

The subjects are located north of Great Western Road, a short distance from Union Street, the City's main thoroughfare and commercial centre. The location also allows easy access to all major traffic routes within the City.

DESCRIPTION

The property is located close to the end of a terrace of tenements, on the corner of Granton Place/Claremont Street. This area is predominately residential. The premises form the ground floor of a granite tenement block, of which the upper floors are in residential use. The accommodation comprises a front and rear office with adjacent tea prep/storeroom and W.C.

ACCOMMODATION

The Net Internal Floor area of the shop is;

Description	Sq m	(sq ft)
Front Office	16.95 sq m	(182 sq ft)
Rear Office	13.53 sq m	(146 sq ft)
Total	30.48 sq m	(328 sq ft)

The net internal area has been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition).

RATEABLE VALUE

The Valuation Roll shows a rateable value for the property of £4,800 with effect from 1st April 2017 (www.saa.gov.uk).

SERVICES

The property is serviced with mains water and electricity with drainage being to the public sewer. The property has an Energy Performance Rating of G

PLANNING

The property is classified as Use Class 2 (Financial, professional and other services) under the Town and Country Planning (use Classes) (Scotland) Order 1997.

LEASE TERMS

The premises are available on full repairing and insuring terms for negotiable lease duration no longer than 20 years.

RENT

Offers of £4,500 per annum

VAT

Unless otherwise stated, all rents quoted should be assumed to be exclusive of VAT. Any prospective lessee must satisfy themselves as to the occurrence of VAT in respect of any transaction.

LEGAL COSTS

In the usual manner, the ingoing tenant will pay the landlord's reasonably incurred legal expenses, as well as any applicable LBTT and registration dues.

ENTRY

On conclusion of Missives.

VIEWING

To view the property or for further information please do not hesitate to contact:

John Esson

E-mail: JEsson@aberdeencity.gov.uk

Direct Line: 01224 522318

JANUARY 2021

TERMS AND CONDITIONS:

Whilst every care has been taken in preparing these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

1. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details given without responsibility and any interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
2. No person in the employment of Aberdeen City Council has authority to make or give any representation or warranty whatsoever in relation to this property.

3. The offer should take the form of an offer in Scottish Legal Form and be submitted in the Tender Envelope provided by the Property Estates Manager. Offers submitted otherwise than in accordance with this requirement will not be considered. The Council is not obliged to accept the highest or any offer.
4. Follow the links to find out how Aberdeen City Council use your information: [Your data: general commercial property enquiries](#) and [Your data: specific commercial property enquiries](#).
5. Corporate Landlord, Resources, Aberdeen City Council, Business Hub 10, Second Floor South, Marischal College, Broad Street, Aberdeen AB10 1AB Tel 01224 523064 Minicom 01224 522381 DX 529451, Aberdeen 9 www.aberdeencity.gov.uk