

To Let

BY WAY OF ASSIGNATION

Brig O' Dee House

662 Holburn Street, Aberdeen, AB10 7JQ



- Office accommodation
- Rent: £8,250 per annum - 67.75 sq.m (729 sq.ft.)
- Prominent location off main A92 at Bridge of Dee approximately two miles from Aberdeen city centre
- Excellent road transport links to north and south via main A92 with good connection to the Aberdeen Western Peripheral Route (AWPR)



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LOCATION

The subjects are situated adjacent to the Holburn Street / South Anderson Drive roundabout. The property occupies a prominent corner site and is well served with road transport links via the main A92 giving excellent connection to north and south and to the Aberdeen Western Peripheral Route (AWPR). The Garthdee Retail Park is conveniently located within easy walking distance of the property thus making Asda, Sainsbury's, B&Q and Boots very accessible. The location is shown on the indicative plan for reference.

DESCRIPTION

The subject comprises an irregular shaped building of traditional granite block construction with a slate covered roof. The roof has an ornamental clock tower, which is maintained by the Council. The property is a former tram shelter and public convenience and is Category C listed.

ACCOMMODATION

The subjects form an office with toilet and kitchen facilities. We have calculated the net internal area in accordance with the RICS Code of Measuring Practice (Sixth Edition).

NIA = 67.75 sq.m. (729 sq.ft)

RATEABLE VALUE

The Valuation Roll shows a rateable value for the property with effect from 1st April 2017 of £8,100. Small business rates relief may be available to qualifying tenants.

SERVICES

The property is serviced with mains electricity, water and drainage. Interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

LEASE TERMS

The Council's tenant is looking to assign their interest. The current Full Repairing and Insuring (FRI) lease expires on 31 October 2023. The lease is available for assignation. The lease could be extended if required and the Council is willing to consider terms.

RENT

£8,250 per annum

VAT

All rents quoted are exclusive of VAT. Any prospective lessee must satisfy themselves as to the occurrence of VAT in respect of any transaction.

LEGAL COSTS

The assignation is a matter for the parties involved who will be required to meet their own Legal costs together with the Council's costs as the formal deed of assignation will require approval by the Council as Landlord. In the usual manner, the incoming tenant will pay the Landlord's reasonably incurred legal expenses, as well as any applicable LBTT and registration dues.

ENERGY PERFORMANCE CERTIFICATE (EPC):

EPC: BAND E

A copy of the certificate is available if required.

ENTRY

The current tenant is looking to assign their interest in the property. The date of entry will be agreed upon conclusion of legal formalities. Any new tenant will be required to meet the Council's criteria in respect of financial references etc.

VIEWING & OFFERS

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

Niall Anderson
M&M Services (Grampian) Ltd
Telephone : 07816 779470
E-mail: niallanderson@yahoo.co.uk

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TERMS AND CONDITIONS:

1. 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.
2. All descriptions, Dimensions, reference to condition and necessary permissions for use and occupation, and other details given without responsibility and any intending purchasers or tenants 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;
3. No person in the employment of Aberdeen City Council has authority to make or give any representation or warranty whatever in relation to this property

4. In the event that a closing date is set it is the responsibility of all parties wishing to submit an offer to obtain an Aberdeen City Council Tender Envelope from the Asset Policy (Non-Housing) section as noted.
5. The offer should take the form of an offer in Scottish Legal Form and be submitted in the Tender Envelope. Offers submitted otherwise than in accordance with this requirement will not be considered.
6. The date of entry when the purchase price or rent will be payable shall be a date to be agreed, but in any event shall be no later than 4 months after completion of Missive