

PRIME WEST END OFFICE

- > WELL LOCATED IN THE WEST END
- > CLOSE TO UNION STREET
- > SIZE – 94.13 SQM (1,104 SQFT.)
- > QUALIFIES IN PART FOR SMALL BUSINESS RATES RELIEF
- > OFFERS INVITED

FOR SALE

19 VICTORIA STREET, ABERDEEN, AB10 1UU

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LOCATION

The subjects are located within the West End office area of Aberdeen in close proximity to Union Street, the City's main commercial and retail thoroughfare and accordingly benefit from excellent transportation links and local amenity. The main trunk road network is readily accessible via Anderson Drive (A90) located to the west of the subjects.

The subjects themselves are located on the east side of Victoria Street between its junctions with Thistle Street and Carden Place. The location is home to a number of office occupiers within the in the immediate surrounds with additional local amenity to include coffee and sandwich shops found on Thistle Street. The area is also partly residential in nature.

DESCRIPTION

The property comprises of a semi detached, one and a half storey traditional granite and slate building incorporating dormer projections to the front and rear. The windows are of sash and case design with access to the property being from the side elevation of the building.

Internally the accommodation provides office accommodation along with w.c. facilities and various storage areas. The accommodation is carpeted, with the walls predominately being papered and painted with lighting by means of fluorescent fitments. Heating is provided by a gas fired central heating system supplemented by efficient electric panel radiators.

ACCOMMODATION

	SqM	SqFt
Ground Floor	51.52	555
First Floor	42.61	459
TOTAL	94.13	1,014

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the code of measuring practice (sixth edition) as prepared by the RICS.

PRICE

Offers are invited for our clients interest in the premises.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll with the following Rateable Values:

- > Ground Floor: £8,000
- > First Floor: £6,400

In addition, rate relief may be available from Fresh Start Rates Relief with further information available upon request.

ENERGY PERFORMANCE CERTIFICATE

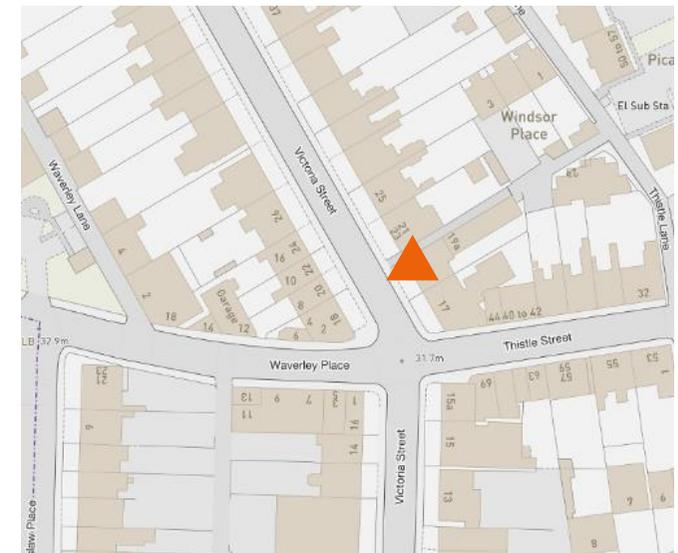
The subjects have a current energy performance rating of 'E'. Further information and a recommendation report is available to seriously interested parties on request

LEGAL COSTS

Each part shall be responsible for their own legal costs associated with the transaction.

VAT

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



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
Mark McQueen, mark.mcqueen@shepherd.co.uk

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