Ryden

TO LET

CITY CENTRE OFFICE ACCOMMODATION WITH DESIGNATED CAR PARKING

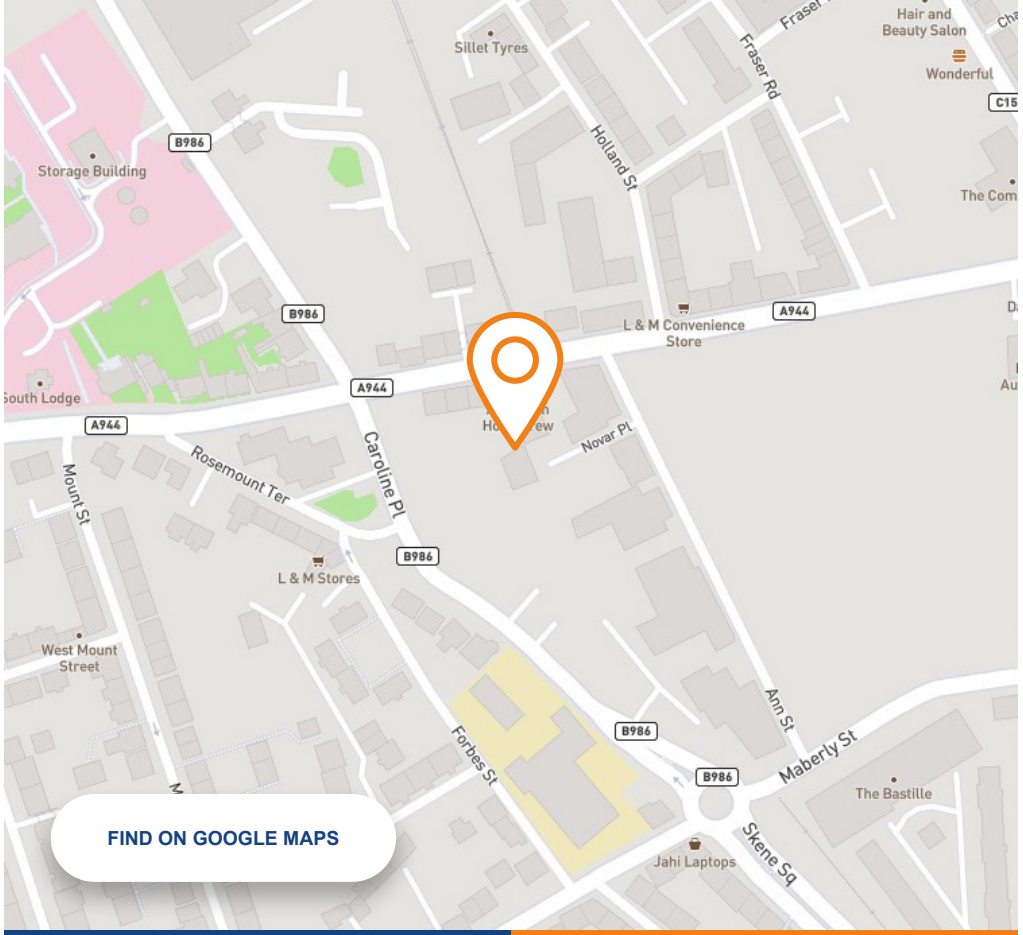
133.18 SQ M (1,434 SQ FT)



5 NOVAR PLACE
ABERDEEN
AB25 3LG

- CENTRALLY LOCATED
- 4 DESIGNATED CAR PARKING SPACES
- INCOMING OCCUPER MAY QUALIFY FOR 25% RATES RELIEF UNDER THE SMALL BUSINESS BONUS SCHEME

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THE PROPERTY IS CENTRALLY LOCATED WITHIN NOVAR PLACE, JUST OFF ANN STREET, IN A PREDOMINANTLY INDUSTRIAL

LOCATION

The property is centrally located within Novar Place, just off Ann Street, in a predominantly industrial area. Aberdeen city centre is located nearby and is easily accessible by foot. Access to other parts of the city is made easy thanks to the close proximity of the A944. One of the city's main arterial routes, the A92, is also situated nearby which further enhances accessibility.

Surrounding occupiers include; Aberdeen Property Leasing, Repro Overflow, Williams Ironmongery, Barry Stephen Personal Training, Aberdeen Sewing Machines and Mitchell's Detailing Aberdeen Ltd.

DESCRIPTION

The subjects comprise office accommodation over first floor level of a two storey industrial building.

The subjects provide a mixture of open plan/cellular office space with tea prep and WC facilities. The first floor benefits from double glazed windows, Cat 2 lighting, gas central heating, an insulated suspended ceiling and carpeted floors.

Entry to the first floor office accommodation can be taken from both Novar Place and Skene Square.

There are four designated car parking spaces allocated to the subjects at the front of the premises.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we calculate the approximate net internal areas, to be as follows:

DESCRIPTION	SQ M	SQ FT
OFFICE	133.18	1,434

RENT

£18,000 per annum exclusive.

All rents are exclusive of VAT and payable quarterly in advance.

LEASE TERMS

Our client is seeking to lease the premises on a Full Repairing and Insuring basis for a period to be agreed. Any medium/long term lease would provide for upward only rent reviews.

RATEABLE VALUE

We are advised that the subjects are currently entered in the Valuation Roll with a NAV/RV of £11,750, effective from 1 April 2023.

An incoming occupier may qualify for **25% rates relief** under the Small Business Bonus Scheme (SBBS), if qualifying.

MANAGEMENT FEE & SERVICE CHARGE

It should be noted that any ingoing tenant will be liable for a service charge for the management of the upkeep of the common areas.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of D.

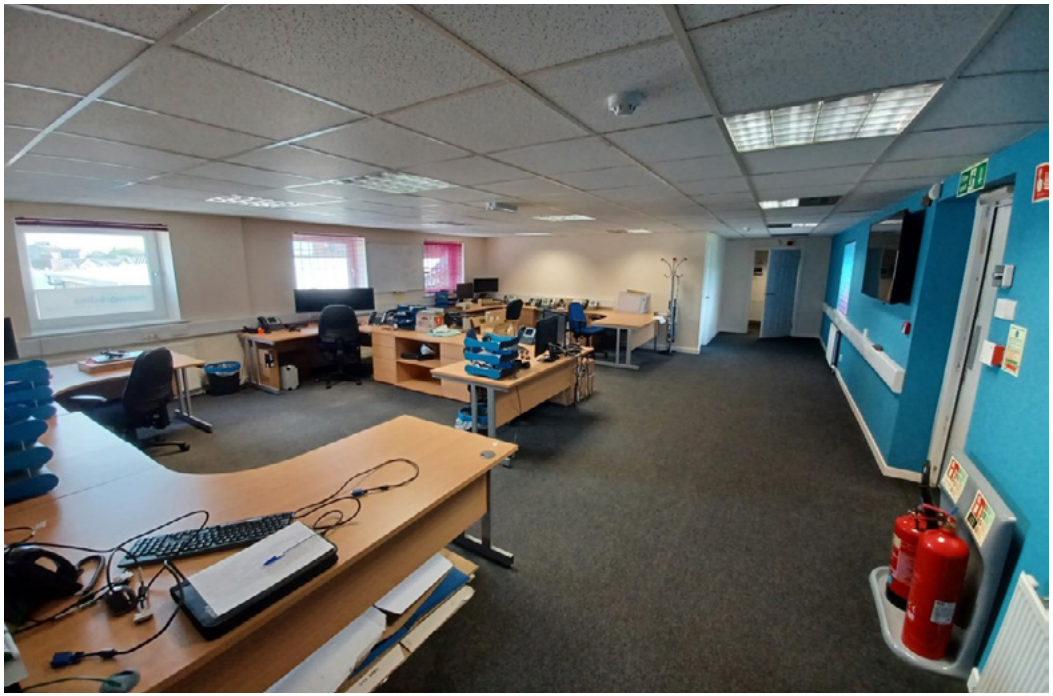
A copy of the EPC and the Recommendation Report can be provided upon request.

VAT

All monies due under the lease will be VAT chargeable at the applicable rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.











TO LET

CITY CENTRE OFFICE ACCOMMODATION

133.18 SQ M (1,434 SQ FT)



5 NOVAR PLACE ABERDEEN AB25 3LG

GET IN TOUCH

Please get in touch with our letting agent for more details.

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identif ying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are 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 inspect ion or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **May 2022**