

TO LET / MAY SELL

WEST END PREMISES

REFURBISHED OFFICE ACCOMMODATION

PLANNING OBTAINED FOR SINGLE DWELLING

SIZE – 268.60 SQM (2,890 SQFT)

PARKING TO FRONT OF PREMISES WITH LARGE GARDEN/ CAR PARK TO REAR

RENTAL - £40,000 PER ANNUM

PRICE - £325,000

VIDEO TOUR

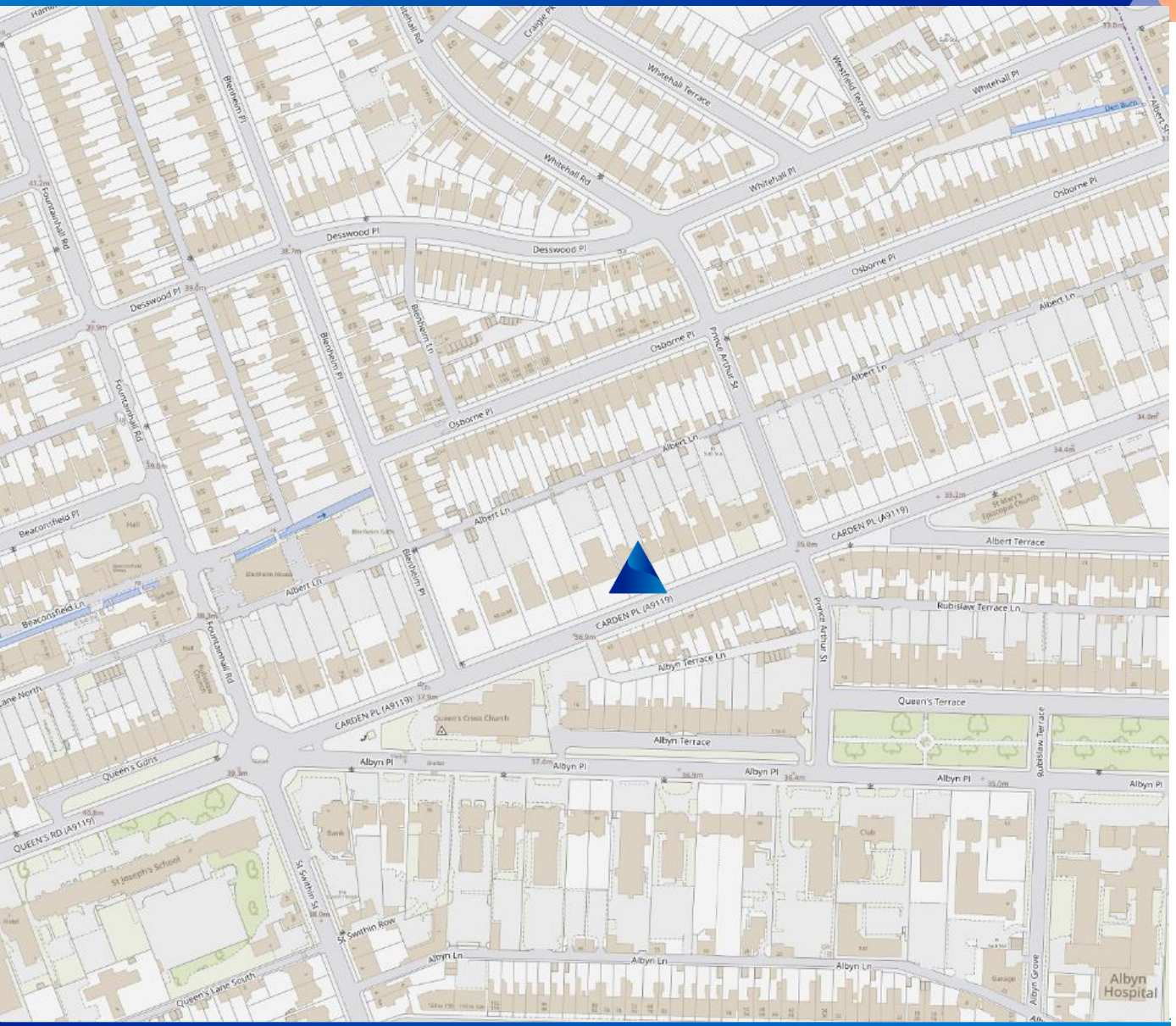
WHAT 3 WORDS

44 CARDEN PLACE, ABERDEEN, AB10 1UP

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Location



The property is located on the North side of Carden Place between the junctions of Blenheim Place and Prince Arthur Street. Accordingly, the subjects offer a prominent location within the heart of the west end office district.

Union Street, the main commercial and retail thoroughfare is easily accessible to the east and North Anderson Drive, part of the inner ring road system is located a short distance to the west

The majority of occupiers in the surrounding area are of office use in nature, however, residential and commercial uses are also nearby.

Traditional Premises Within West End Location

FIND ON GOOGLE MAPS

Floor Plans

44 CARDEN PLACE, ABERDEEN, AB10 1UP



Description









The premises currently comprise of office accommodation arranged over lower ground, ground, first and top floor levels contained within a traditional granite and slate building incorporating dormer projections.

Internally the accommodation provides a cellular office accommodation along with male and female w.c. facilities and a tea prep are located on the lower ground floor with further w.c. and tea prep facilities located at first and top floor levels. Lighting is by fluorescent fitments with heating is provided by a gas fired central heating system.

Car Parking

The premises benefit from 16 car parking spaces located to the front and rear of the building.

Accommodation

	m^2	ft^2
Lower Ground Floor	71.38	768
Ground Floor	70.68	760
First Floor	69.24	745
Top Floor	57.30	617
TOTAL	**268.60**	**2,890**

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

The Detail

Rental

£40,000 per annum exclusive of VAT and payable quarterly in advance.

Lease Terms

The premises are available on the basis of a new lease of negotiable duration.

Price

£325,000 exclusive of VAT.

Planning

Planning consent was obtained in 2022 for a change of use from class 2 (financial, professional and other services) to class 9 (houses) and erection of detached domestic garage to rear.

Further detail on the planning application can be found at:

https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RGNQT7BZIS900

The planning consent may require to be reapplied for.

Rateable Value

The subjects are currently entered into the draft 2026 Valuation Roll as an office at a rateable value of £46,000.

Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of 'G'.

Further information and a recommendation report is available to seriously interested parties on request.

VAT

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

Legal Costs

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

Get in Touch

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

Mark McQueen
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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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