FG Burnett

For Sale / To Let

28 Cotton Street

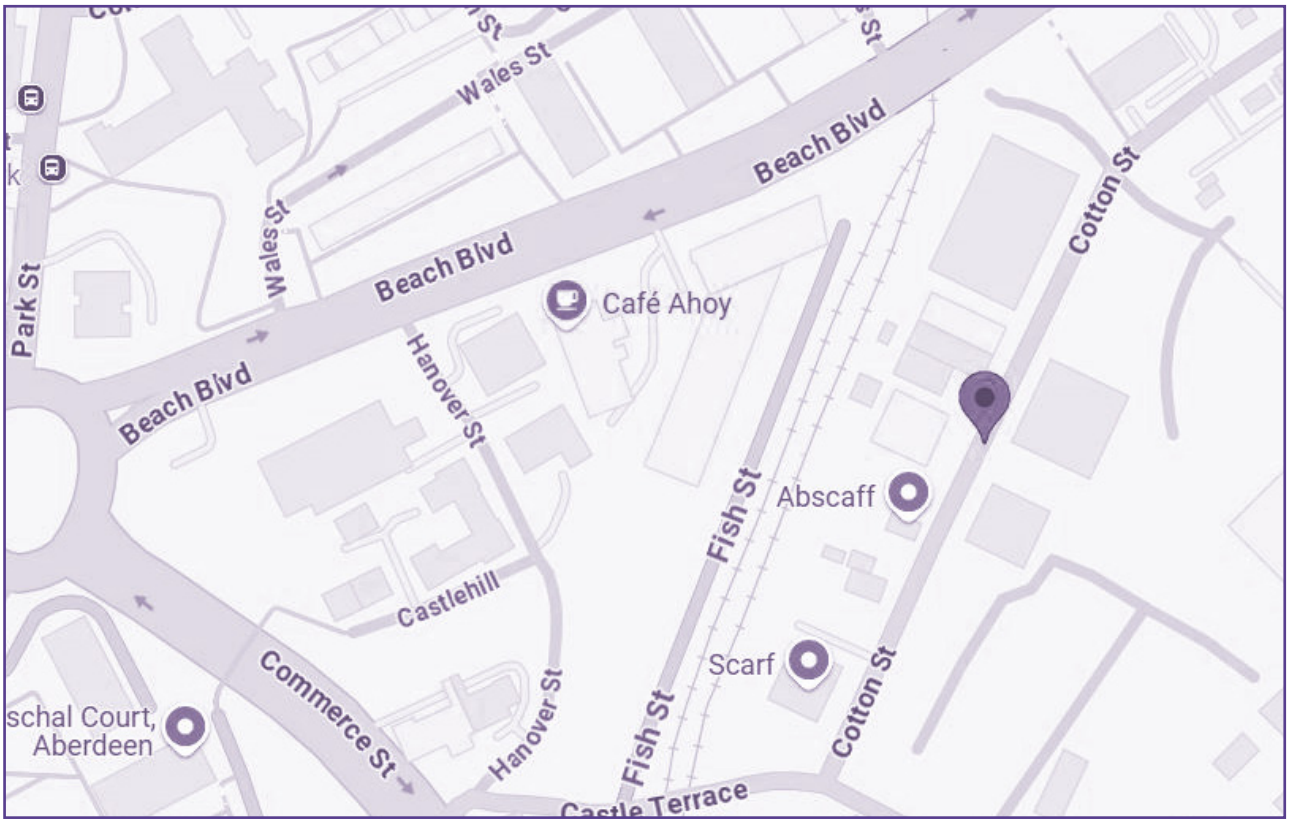
Aberdeen, AB11 5EE

860.7 sq.m | 9,265 sq.ft

- Harbour Location
- Vehicle Repair Workshop / Storage Facility
- Outside Aberdeen LEZ

All enquiries:
01224 572 661

fgburnett.co.uk



Location

The property is located on the East side of Cotton Street, in the harbour area of Aberdeen.

The area is characterised by a mix of uses, with car mechanics, leisure and industrial premises all being in the vicinity.

Aberdeen Harbour is within 500 yards of the premises as are Beach Boulevard Retail Park and Queen's Links Leisure Park.

The property is situated outside the Low Emission Zone. The location is shown on the plan above which has been provided for indicative purposes only.

Description

The building comprises a steel portal frame warehouse which has a mix of granite and rendered block walls with profile cladding above and to the roof which incorporates natural roof lights. Generally the unit benefits from 3 phase power, suspended light fitments and two electrically operated roller shutter doors, approx. 7.6 (w) and 5.4 (w), with access from Cotton Street. The building has an eaves height ranging from 6m – 9m.

Internally the unit has been split into two distinct units separated by an internal block wall. One of the units is currently used as a vehicle repair workshop and comprises an inspection pit, diesel tank and pump, gas fired heating, small office / canteen and welfare facilities. The other unit is a storage unit with no heating or toilet provision. The units are linked via an internal pedestrian door.

Floor Area

The subjects have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Ground Floor	**860.7 sq.m**	**9,265 sq.ft**
Mezz	**49.6 sq.m**	**534 sq.ft**

Opportunity

The heritable interest in the whole of the subjects is available at a price of £300,000 Exc VAT. Alternatively a lease over the whole may also be considered on the basis of a 5 year term at a rent of £45,000 p.a. Exc VAT. Terms available on application.

Rateable Value

The Rateable Value effective from 1 April 2026 is £59,000.

Rates Details

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at **www.saa.gov.uk**

EPC

28 Cotton Street - G106

28B Cotton Street - C37

VAT

VAT will be payable in addition to the purchase price or all monies due under a lease.

Legal Costs

Each party will bear their own legal costs in documenting a transaction. The purchaser will be responsible for LBTT and Registration Dues.

Entry

On conclusion of legal missives.

AML

As part of our statutory obligations relative to AntiMoney Laundering, FG Burnett will require to undertake due diligence on an incoming occupier and will seek identification information at the appropriate time.

FG B

Viewings & Offers

All offers should be submitted in writing to the sole agent.

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No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Under current Money Laundering Regulations, we are obliged to carry out financial and identity due diligence on all purchasers and on tenants, a request for information will be made at the appropriate time.