



RECENTLY REFURBISHED GROUND FLOOR UNIT WITHIN ABERDEEN CITY CENTRE
EPC RATING: B19



FOR SALE/MAY LET
Unit 1, Crown House

27-29 Crown Street, Aberdeen, AB11 6HA | 105.24 sq.m (1,133 sq.ft)

To request a viewing call us on 01224 572661

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UNIT 1, CROWN HOUSE

27-29 CROWN STREET, ABERDEEN, AB11 6HA



LOCATION

The unit on offer is situated within Crown House located within Aberdeen City Centre at the junction of Crown Street and Crown Terrace.

Crown House is a short walk from Union Street, the city's main commercial thoroughfare which is popular with local and national traders.

Occupiers in the vicinity include Ramsay World Travel, The Stag Public House and Shelter Scotland. The area has also seen a considerable redevelopment of residential properties.

DESCRIPTION

Recently refurbished, the unit provides a unique open plan layout suitable for a variety of uses. The unit comprises painted plasterboard walls, suspended tile ceiling with censored LED lighting. Heating is provided by a gas central heating system serving wall mounted radiators. There is a kitchen to the rear with an accessible WC.

PRICE

Offers in excess of £100,000 are sought exclusive of VAT.

RENT

Offers in the region of £10,000 per annum exclusive of VAT.



RATEABLE VALUE

The property will require to be assessed following occupation.

RATES DETAIL

Any incoming 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

LEASE TERMS

The property is available on flexible terms to be agreed.

EPC

B19. Copy available from the agent on request.

VAT

Any figure quoted is exclusive of VAT.

LEGAL COSTS

Each party will bear their own legal costs associated with the documentation of the transaction. The incoming occupier will be responsible for any LBTT and registration dues applicable.

ENTRY

On conclusion of legal missives.

FLOOR AREAS

The following approximate floor areas have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Ground Floor	105.24 sq.m	1,133 sq.ft
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VIEWING & OFFERS All offers should be submitted in writing to the joint agents.

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