

For Sale

Excellent Storage Facility -
Reduced Price



Centrally Located Workshop Available As Whole Or In Part
Possible Development Opportunity

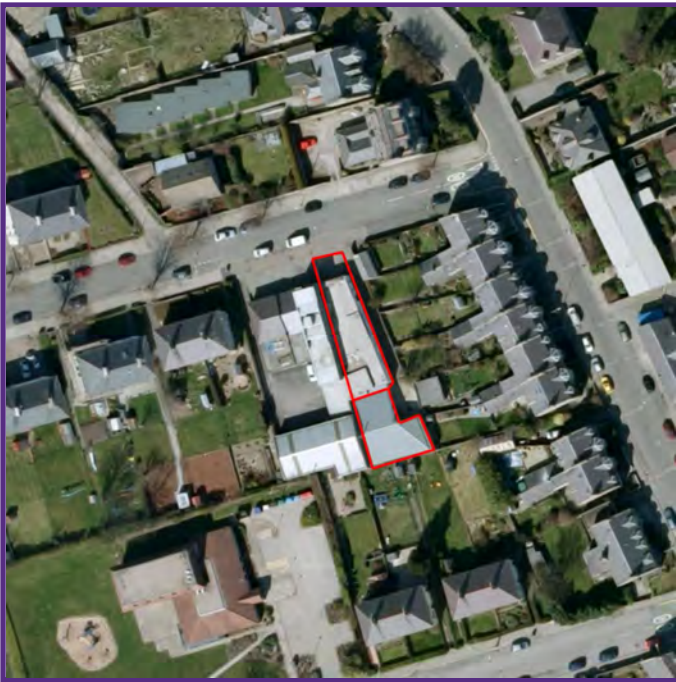
1 Anderson Avenue
Aberdeen
AB24 4LR

428.5 sq.m (4,612 sq.ft)



FG Burnett

Call 01224 572661
www.fgburnett.co.uk



Location

The premises is located on the south side of Anderson Avenue close to the junction with Clifton Road. The property is within close proximity to both the A96 and the A90, providing easy access to the north and south of the city as well as the city centre.

The property is located in a mainly residential area with a number of commercial occupiers including, Listers Domestic Appliance Engineers Ltd, Frontier Office Supplies and Granite City Plumbing & Heating Ltd.

Description

The subjects comprise an end terraced workshop which has been extended in recent years. Both the main workshop and extension have separate access and can therefore be subdivided. The main workshop building is constructed of reinforced concrete walls with a flat timber and fibreglass covered roof supported by metal joists. The rear extension is modern in nature and constructed of a steel portal framework covered in insulated metal profile cladding.

On entry the front workshop area consists of a small office area leading to a workshop area with an eaves level of 2.67m. A mezzanine floor can be found towards the centre of the premises which is accessed by way of a timber stair. The rear extension features a concrete floor painted thereafter with a roller shutter door on the north elevation. Additional personnel access can be found on the east elevation. The eaves level within the workshop extension is 3.05m.

Natural daylight throughout the property is by way of UPVC double glazed units while artificial light throughout is by way of sodium light fitment.

Floor Area

The following approximate gross internal floor area has been calculated in accordance with the RICS Code of Measuring Practice (6th Edition).

Main Workshop (inc Mezzanine)	250.72 sq.m	(2,699 sq.ft)
Rear Workshop	177.74 sq.m	(1,913 sq.ft)
Total	428.5 sq.m	(4,612 sq.ft)

EPC Rating

A Copy of the Energy Performance Certificate is available on application from the letting agent.

Price

On Application.

Development Potential

In terms of the Local Development Plan, the property is situated within H1 Residential Zone. Therefore, a change of use and development opportunity may exist and interested parties should contact the planning department in Aberdeen City Council for further information.

Rateable Value

£21,500. Any new occupier will have a right of appeal against the above figure.

VAT

Any price quoted is exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs in documenting the transaction. Any purchaser will be responsible for the payment of LBTT and Registration dues together with the costs of obtaining ground landlord's consent.

Entry

On conclusion of legal missives.

Viewing & Offers

Viewing is strictly by arrangement with the sole selling agent to whom all offers should be submitted in Scottish Legal Form.

Contact

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Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

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