

Culverwell

PROPERTY CONSULTANTS

TO LET

SHOWROOM/DEPOT PREMISES

16 CHATTAN PLACE, ABERDEEN AB10 6RD

LOCATION

The subject property is located on the east side of Chattan Place close to the junction with Great Western Road (south).

The property is situated approximately 0.5 miles from the west end of Aberdeen which is a popular office and residential location.

Aberdeen city centre is easily accessible and the subjects are within an area comprising of mixed commercial and residential uses.

The exact location of the premises is shown on the attached plan.

DESCRIPTION

The subjects comprise a two storey granite building with a pitched roof together with single storey granite extension to either side and the rear.

The ground floor is used primarily for retail purposes together with ancillary office and storage facilities. The first floor accommodation provides additional storage, staff and toilet facilities.

The building is situated on an 'L' shaped site with extensive frontage to Chattan Place.

We estimate that the subjects provide the following approximate areas:

Ground Floor	3,438 sq ft	319.4 sq m
First Floor	789 sq ft	73.30 sq m
Site area	0.07 acres	0.03 hectares

RATING

We have been verbally advised by Aberdeen City Council that the subjects are entered in the Valuation Roll understand that the subjects are entered in the Valuation Roll as follows:

Rateable Value	£9,500
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.449

PLANNING

The property currently benefits from Class 1 retail use.

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web:www.culverwell.co.uk

Misrepresentation Act 1967: See Important Note Overleaf



RENT

£25,000 per annum exclusive of VAT.

LEASE TERMS

The premises are available on the basis of a long term full repairing and insuring lease with provisions for 5 yearly rent reviews.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with this transaction. The ingoing tenant will be responsible for Stamp Duty Land Tax and any VAT incurred thereon.

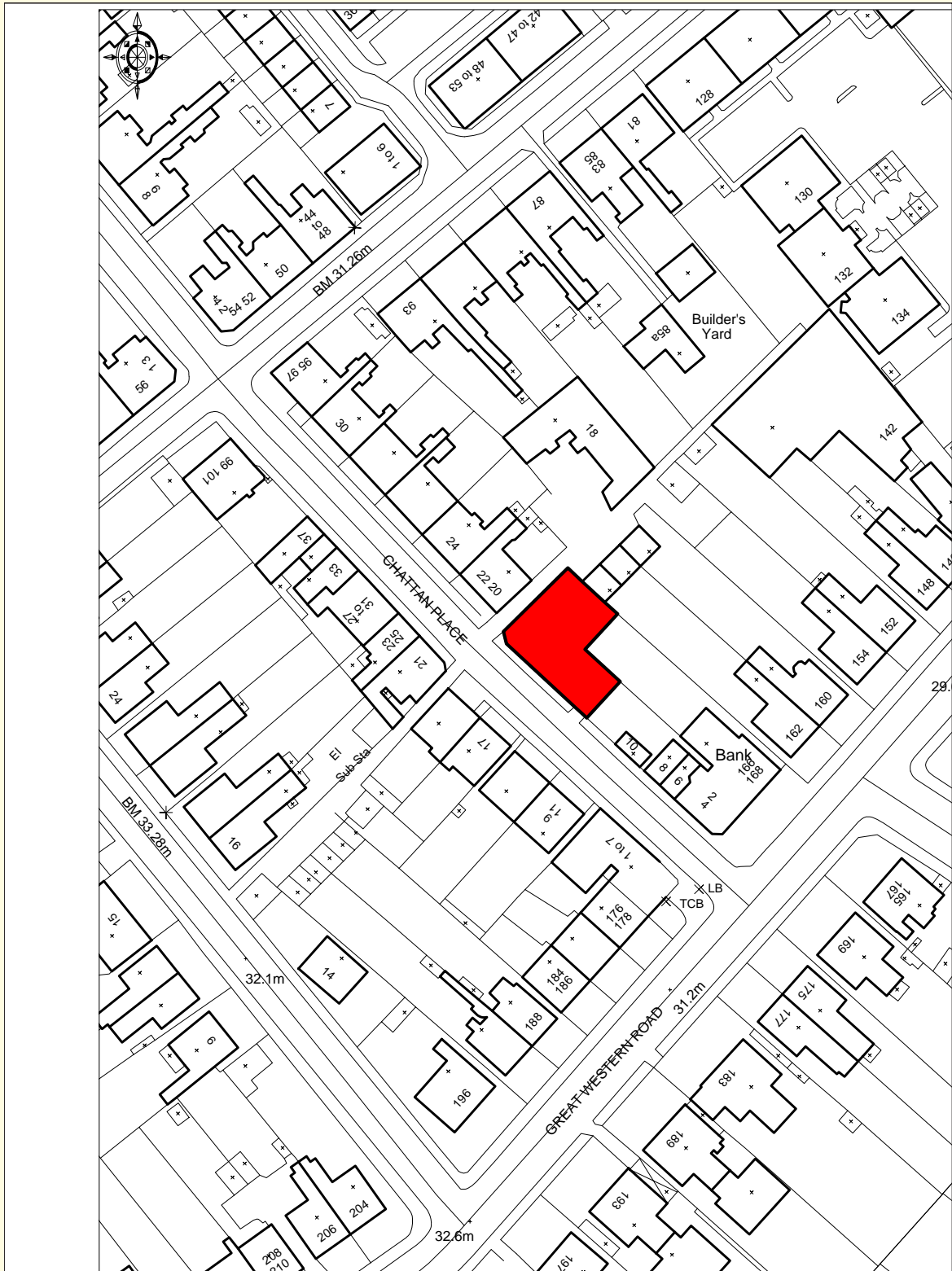
ENTRY

By agreement.

VIEWING AND FURTHER INFORMATION

Strictly by appointment through the sole letting agents:

Contact: John Miller
Tel: 0141 248 6611
Email: john@culverwell.co.uk



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April 2009

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