

# TO LET

## PROMINENT OFFICE PREMISES

**21 – 23 WAVERLEY PLACE, ABERDEEN  
AB10 1XH**



### LOCATION:

The subjects are situated on the south side of Waverley Place at its junction with Rubislaw Place within the West End of Aberdeen.

The area is mixed in use with the majority of buildings being occupied as offices. However specialist retail and residential uses can also be found in close proximity. Union Street, Aberdeen's main commercial thoroughfare, may also be found nearby.

### DESCRIPTION:

The subjects comprise a 2 storey and attic end-terraced building of granite and slate construction with a single storey rear extension. A car park with parking for 9/10 vehicles is provided to the rear of the property.

Internally, at ground floor level the subjects comprise of 5 offices with kitchen and WC facilities located within the single storey extension. At first floor level there are 4 offices along with kitchen and WC facilities with the attic floor also housing 3 offices, WC and kitchen facilities.

- TO BE REFURBISHED
- PROMINENT CORNER LOCATION
- 216.63 M<sup>2</sup> (2,331 FT<sup>2</sup>)

---

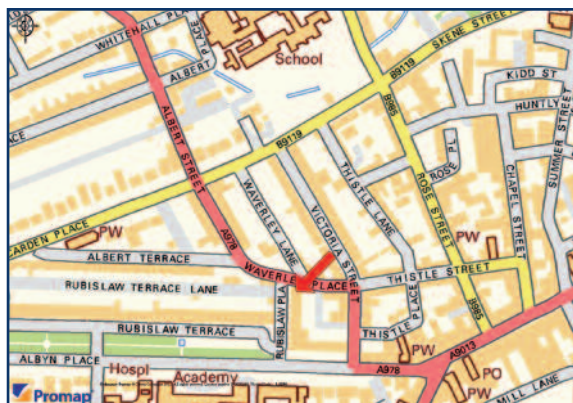
### VIEWING & FURTHER INFORMATION

By arrangement with selling agents:

**J & E Shepherd**  
Chartered Surveyors  
35 Queens Road  
Aberdeen  
AB15 4ZN

Tel : (01224) 202800  
Fax : (01224) 202802

[www.shepherd.co.uk](http://www.shepherd.co.uk)



#### REFURBISHMENT PROGRAMME:

The subjects will be refurbished in due course. Further details are available on request.

#### ACCOMMODATION:

The subjects provide the following accommodation:-

Ground	80.20 m <sup>2</sup>	863 ft <sup>2</sup>
First	80.41 m <sup>2</sup>	865 ft <sup>2</sup>
Attic	56.02 m <sup>2</sup>	603 ft <sup>2</sup>
<b>Total</b>	<b>216.63 m<sup>2</sup></b>	<b>2,331 (ft<sup>2</sup>)</b>

The foregoing areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.

#### SERVICES:

The subjects benefit from main supplies of water, electricity and gas. Drainage is assumed to be to the main public sewer. Heating within the property is provided by a gas central heating system.

#### RATING:

The subjects are currently entered in the Valuation Roll at a Net and Rateable value of £46,250. We would point out that an incoming proprietor would have the opportunity to appeal this rateable value.

#### TERMS:

Our client is seeking to lease the premises for a minimum period of 5 years on standard full repairing and insuring terms.

#### RENTAL:

Upon application.

#### VAT:

All rents, prices, premiums etc are quoted exclusive of VAT.

#### LEGAL COSTS

As is standard practice the tenant will be responsible for the landlord's reasonable incurred legal expenses along with any stamp duty, land tax or registration dues which may arise from the transaction.

#### VIEWING:

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

J & E Shepherd,  
Chartered Surveyors  
35 Queens Road,  
Aberdeen AB15 4ZN

Tel: 01224 202800  
Fax: 01224 202802

Publication date: March 2012

Email: [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk) or  
[j.morrison@shepherd.co.uk](mailto:j.morrison@shepherd.co.uk)

Contact: Mark McQueen or James Morrison