

To Let



Flexible Office and Storage Space With Alternative Use Potential

17 Union Street
Ellon
AB41 9BA

376.9 sq.m (4,057 sq.ft)



FG Burnett

Call 01224 572661
www.fgburnett.co.uk



Location

The property is located in the commuter town of Ellon which lies some sixteen miles to the North of the City of Aberdeen and has a population of c. 10,000.

The building is prominently situated on the south side of Union Street in a residential area but close to the town centre.

Description

A business unit arranged over ground and first floors with a well-appointed office which benefits from a good allocation of ancillary storage. The property has potential for alternative uses.

The building is constructed using traditional stone masonry, concrete block and slate walls. The roof is a mix of pitched and slated, flat felt covered and profiled steel sheeting.

Internally the space is largely cellular and benefits from a quality specification including a mix of suspended and plasterboard ceilings, painted plasterboard and blockwork walls, concrete and timber flooring and a mixture of fluorescent and modern spotlight lighting.

There is also a generous external yard with parking and rough storage separate to the main building.

Floor Areas

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

Ground Floor	257.2 sq.m	(2,769 sq.ft)
First Floor	119.7 sq.m	(1,288 sq.ft)
Total	376.9 sq.m	(4,057 sq.ft)
Rough Storage	13 sq.m	(140 sq.ft)

Rent

£25,000 per annum.

Rateable Value

The Rateable Value for the property is £20,500 effective 1 April 2017.

Any new occupier has a right of appeal against the Rateable Value shown. In addition, a new occupier may be entitled to relief from rates under various schemes currently in force. Further information is available from your FG Burnett contact or from the Aberdeenshire Council website (<https://www.aberdeenshire.gov.uk/business/business-rates/>).

VAT

The rent quoted is exclusive of VAT.

Lease Terms

The property is available on flexible terms to be agreed.

EPC Rating

A copy of the EPC is available from the letting agent on request.

Legal Costs

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

Entry

To be agreed on conclusion of legal missives.

Viewing & Offers

Viewing is strictly by arrangement with the letting 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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