

# TO LET

## OFFICE PREMISES

**24 NORTH SILVER STREET  
ABERDEEN, AB10 1RL**



- FLOOR AREA: 66.79 M<sup>2</sup>  
(719 FT<sup>2</sup>)
- CENTRAL LOCATION
- 2 CAR PARKING SPACES

### LOCATION:

The subjects are located on the east side of North Silver Street occupying a central location within the city centre and within easy reach of the office area located at Golden Square, the Rosemount retailing area and Union Street, Aberdeen's principal retail and commercial thoroughfare. Given the subjects central location, surrounding occupiers are mixed in nature to include office, residential and leisure uses.

The Ordnance Survey extract is for identification purposes only.

### DESCRIPTION:

The subjects comprise of the first and second floors of a two storey, basement and attic terraced building of granite and slate construction incorporating dormer projections. Natural light is provided by timber sash and case windows with secondary glazing at first floor level.

The subjects benefit from a secure entry system at ground floor level leading up a fixed staircase to the office area itself. The first floor comprises of two large rooms and a kitchen area, with the attic floor having a further two offices and W.C. facilities.

The accommodation is carpeted throughout with the walls being papered and painted. Modern lighting has been installed with heating provided by electric panel heaters.

### VIEWING & FURTHER INFORMATION

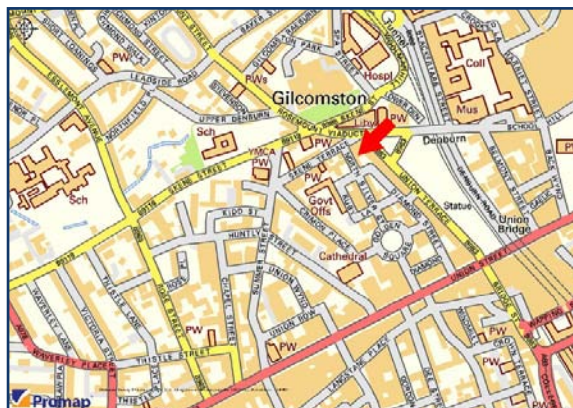
By arrangement with letting agents:

**J & E Shepherd**  
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35 Queens Road  
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AB15 4ZN

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#### ACCOMMODATION:

The subjects provide the following accommodation:-

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
First Floor	44.05	474
Second Floor	22.74	245
<b>Total</b>	<b>66.79</b>	<b>719</b>
Limited Use	8.62	93

The above mentioned floor areas have been calculated on an IPMS 3 – Office basis in accordance with the RICS Property Measurement 1st Edition as prepared by the RICS.

#### CAR PARKING:

2 spaces are available in a secure car park.

#### RENTAL:

£11,000 per annum exclusive of VAT and payable monthly in advance.

#### LEASE TERMS:

The subjects are available on the basis of a new full repairing and insuring lease by way of service charge for a negotiable duration.

#### RATES:

The subjects are currently entered as an office in the Valuation Roll at a Rateable Value of £11,500. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

#### VAT:

All figures quoted are exclusive of VAT at the prevailing rate.

#### ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of "G".



Further information and a recommendation report is available to seriously interested parties upon request.

#### LEGAL COSTS:

Each party shall be responsible for their own legal costs associated with this transaction with the tenant being responsible for the cost of LBTT and Registration dues.

#### VIEWING & OFFERS:

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



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