

# TO LET

## WEST END OFFICE PREMISES

**21-23 WAVERLEY PLACE  
ABERDEEN, AB10 1XP**



- **PROMINENT CORNER LOCATION**
- **PARKING FOR 9 TO 10 VEHICLES**
- **TOTAL FLOOR AREA: 225.53 M2 (2,428 FT2)**

### **LOCATION:**

The subjects are located on the corner of Waverley Place and Rubislaw Place in the heart of the popular and established West End office district of Aberdeen. Union Street, Aberdeen's principal retail and commercial thoroughfare is a short walk to the east with the main trunk road network also in close proximity via Anderson Drive (A90).

The Ordnance Survey extract overleaf is for identification purposes only.

### **DESCRIPTION:**

The subjects comprise of an end-terraced townhouse of traditional granite and slate construction arranged over ground, first and attic floors. To the rear of the subjects there is a car park providing 9/10 parking spaces.

The property benefits from the following:-

- Timber framed sash and case windows
- Carpeted suspended timber floors
- Painted plasterboard walls
- Surface mounted and suspended fluorescent lighting
- Gas fire central heating system

### **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)



### ACCOMMODATION:

The subjects provide the following accommodation:-

The above 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.

| ACCOMMODATION     | m <sup>2</sup> | ft <sup>2</sup> |
|-------------------|----------------|-----------------|
| Ground Floor      | 86.37          | 930             |
| First Floor       | 80.72          | 869             |
| Attic Floor       | 58.44          | 629             |
| <b>Total</b>      | <b>225.53</b>  | <b>2,428</b>    |
| Limited Use Areas | 3.23           | 35              |

### SUBDIVISION:

Our client will consider letting the subjects on a floor by floor basis.

### RENTAL:

Upon application.

### LEASE TERMS:

The subjects are available on a new Full Repairing and Insuring lease of negotiable duration.

### RATEABLE VALUE:

The subjects are currently entered into the Valuation Roll at a Rateable Value of £46,250. We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

### VAT:

VAT is not applicable.

### LEGAL COSTS:

Each party will be responsible for their own legal costs associated in the transaction with the incoming tenant being responsible for any LBTT, Registration dues, etc.

### ENERGY PERFORMANCE CERTIFICATE:

The subjects have a current Energy Performance Rating of " E+ ".



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

### VIEWING & OFFERS:

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



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