





FISHERMEN'S MISSION

FOR SALE

196 MARKET STREET,
ABERDEEN, AB11 5PQ

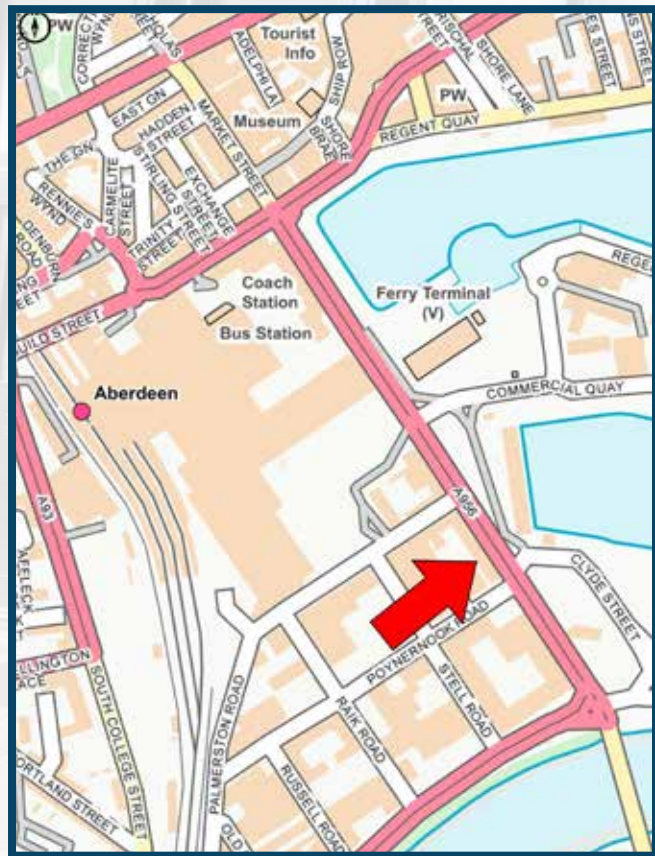
-  PROMINENT ROADSIDE LOCATION
-  GROUND FLOOR OFFICE WITH BASEMENT STORAGE
-  OFFERS OVER £45,000
-  108.21 SQM (1,165 SQFT)

LOCATION

The property is located within Aberdeen City Centre in close proximity to both the Port of Aberdeen and Union Square shopping centre. More particularly, the property is situated on the west side of Market Street at the south end.

DESCRIPTION

The property comprises a small ground floor office with basement store, which forms part of a three storey, attic and basement mid-terraced building of traditional stone and slate construction.



Internally, the property comprises office accommodation, with a kitchen, toilet and meeting room. The general specification includes painted plasterboard lined walls, with a suspended mineral tile ceiling and suspended timber floors overlaid in a combination of carpet and vinyl floor coverings. The basement is accessed via a fixed timber staircase with a floor hatch.

Natural light is provided to the property via large timber framed single glazed windows to the front, with additional windows located to the rear. Artificial lighting is provided throughout via fluorescent strip lighting fixtures.

Access to the property is provided via a recessed pedestrian door to Market Street, which includes a steel framed security gate.

On street parking is located nearby, with additional parking located within the Union Square shopping centre.

ACCOMMODATION / FLOOR AREAS

The subjects provide the following accommodation and floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Floor	Use	Sqm	Sqft
Ground	Office, kitchen, toilet and meeting room	37.55	404
Basement	Storage	70.66	761
Total		108.21	1,165

SERVICES

All mains services are installed with gas fired central heating and electricity covered by way of a service charge.

RATING ASSESSMENT

The property is currently listed within the Valuation Roll as having a rateable value of:

£5,200

The Uniform Business Rate for the year 2023/2024 is 49.8p in the £. Water and wastewater rates are also payable.

The property may also be eligible for 100% rates relief under the Small Business Bonus Scheme. For more information, please contact Aberdeen City Council.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of C(31).

Full documentation is available upon request.

PRICE

We are seeking offer over £45,000 for our client's heritable interest.

VAT

All prices quoted in this schedule are exclusive of VAT.

ENTRY

On conclusion of missives

LEGAL COSTS

Each party will be responsible for their own legal costs. Any ingoing tenant/occupier will be responsible for the payment of LBTT and registration dues.

OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

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