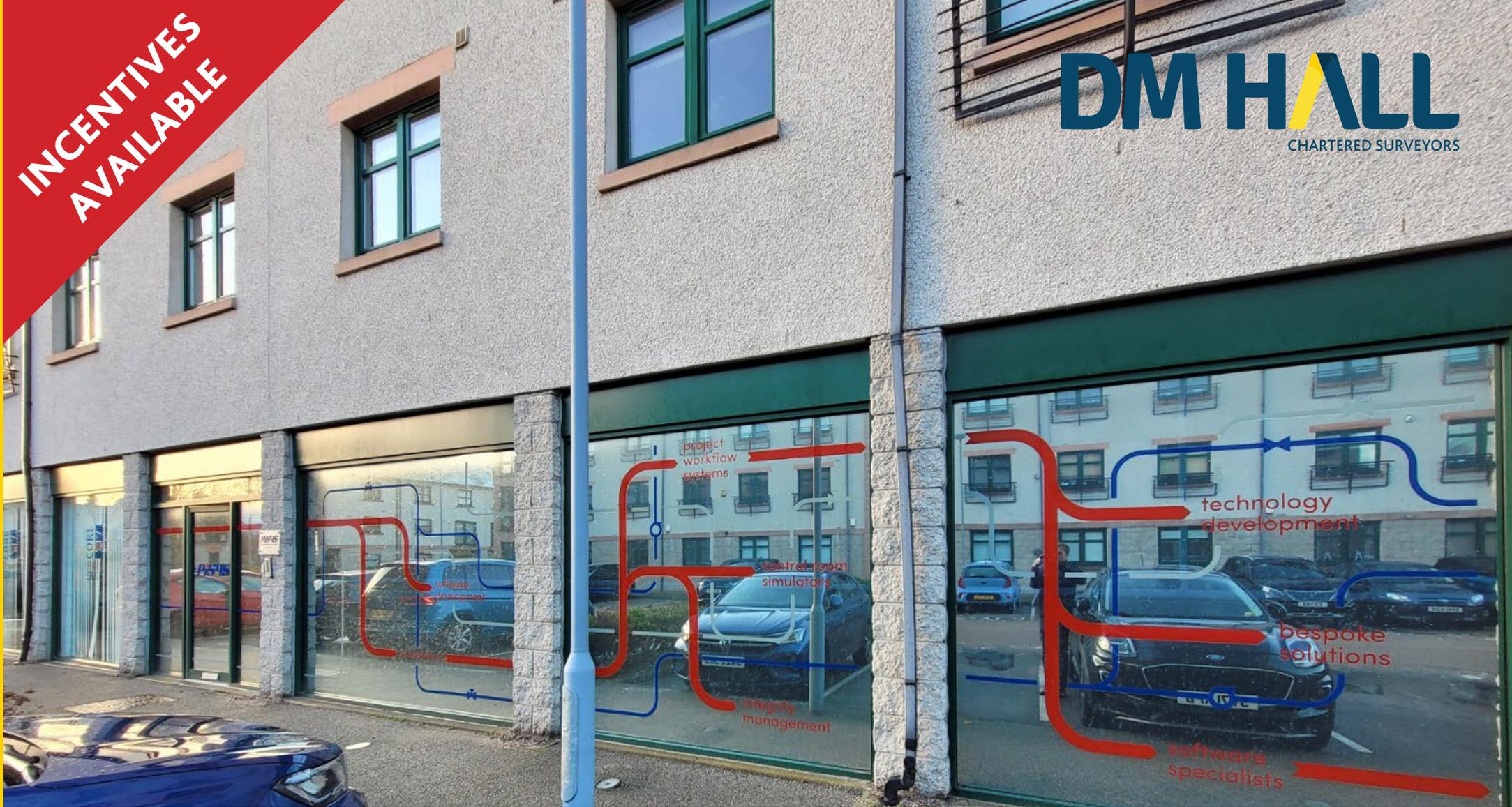


**INCENTIVES  
AVAILABLE**

**DM HALL**  
CHARTERED SURVEYORS



## **TO LET/FOR SALE - OFFICE**

**PISYS HOUSE, UNIT 5-6,  
GRANDHOLM CRESCENT,  
ABERDEEN, AB22 8AA**

-  CLASS 2 OFFICE ACCOMMODATION
-  107.80 SQM (1,160 SQFT)
-  £14,000 PER ANNUM
-  SEEKING OFFERS IN THE REGION OF £130,000
-  SUITABLE FOR A VARIETY OF USES
-  AVAILABLE FULLY FURNISHED

## LOCATION

The property is located in the Grandholm area of Aberdeen, on the site of the former textile mill. More specifically, the property is situated at the south western end of Grandholm Crescent, forming part of a mixed use area including a number of office, retail and residential properties.

The property benefits from its close proximity to both the Parkway and Auchmill Road, which forms part of the A96, thereby providing quick access to the main road infrastructure serving the city and beyond.

## DESCRIPTION

The subjects comprise a ground floor office which has been formed from two adjoining retail units. The subjects are situated within a three-storey tenement building of block construction which has been externally rendered with synthetic stone features under a timber framed and pitched roof clad with concrete tiles. The first and second floors are in residential use.

Internally, the subjects provide modern office accommodation, both open plan and cellular, a small kitchen and male and female toilets. The specification includes painted plasterboard walls, suspended mineral tile ceiling, and concrete floors overlaid in a mixture of carpet and vinyl floor coverings. Artificial lighting is provided via a combination of Cat 2 and LED light fixtures.

The property benefits from aluminium framed full height display windows, with access provided via glazed aluminium pedestrian doors located to each end of the property.

Although currently fit out for use as a Class 2 office, it would be possible to adapt the property for a variety of Class 1 retail uses.

Ample public car parking is available within close proximity of the property.

## ACCOMMODATION / FLOOR AREAS

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

## Ground Floor

Offices, kitchen & toilets **107.80 sq m (1,160 sq ft)**

## SERVICES

The property is served with mains electricity and water with drainage being to the main public sewer.

## LEASE TERMS

The property is available on Full Repairing & Insuring terms.

## RATING ASSESSMENT

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

## £14,000

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

As a result, the property may benefit from 50% rates relief under the small business bonus scheme from this date.

## ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of F(92).

Full documentation is available upon request.

## RENT/PRICE

We are seeking a rent of £14,000 per annum on our client's behalf.

Alternatively, we are seeking offers in the region of £130,000 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 incoming tenant/occupier will be responsible for the payment of LBTT and registration dues.

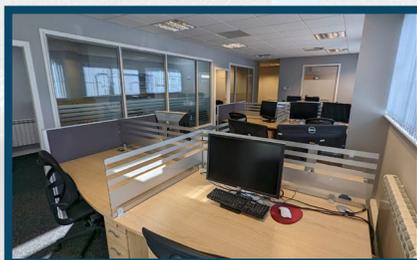
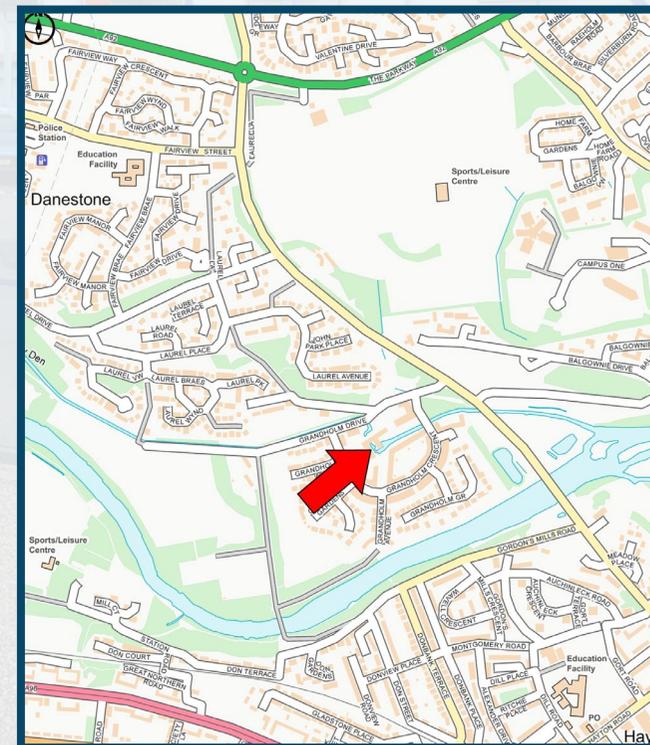
## OFFERS / VIEWING

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

DM Hall LLP  
4-5 Union Terrace  
Aberdeen  
AB10 1NJ

Tel: 01224 594172  
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Ref: ACA1823  
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## IMPORTANT NOTE

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- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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