

Class 4 — Business Use / Office

**14 St Marys Place,
Aberdeen,
AB11 6HL**

- Central position within Aberdeen City Centre
- Immediate access to public parking and strong pedestrian footfall.
- Eligible for up to 100% small business rates relief.
- Rent: £6,500 (exc VAT)
- Price: £62,500

**57.10 SQM
(615 SQ FT)**



Property Details

LOCATION

St Mary's Place is situated within Aberdeen City Centre, forming part of a well-established commercial and residential area just off Union Street. The location benefits from strong levels of passing pedestrian and vehicular traffic, excellent public transport connectivity, and convenient access to nearby parking facilities. 14 St Mary's Place occupies a prominent position on the street, set amongst a diverse mix of occupiers including cafés, professional services and independent retailers.



Map Link

DESCRIPTION

The property comprises an end-terraced, self-contained Class 4 office unit arranged over lower ground floor, with direct access from St Mary's Place at ground floor. Internally, the accommodation provides three cellular offices together with a tea-prep area, storage and WC facilities.

Specification includes:

- Self-contained access from St Mary's Place
- High levels of natural light
- Recessed LED spot lighting
- Dedicated staff facilities and on-site WC
- Perimeter trunking for power and data
- Electric panel heating

There is no dedicated car parking; however, ample on-street parking is readily available nearby.

ACCOMMODATION

Measured on a Net Internal basis in accordance with the RICS Code of measuring practice (6th edition), the property provides the following approximate area:

Lower Ground Floor 57.10 sqm (615 sq ft)

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SERVICES

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

ENERGY PERFORMANCE

The properties energy performance certificate is currently being assessed. Further details are available on request.

NON-DOMESTIC RATES

The property is currently listed within the Valuation Roll as having a ratable value of: £3,800

*Any ingoing occupier may qualify for upto 100% rates relief under the Non-Domestic (Business) Rates Small Business Bonus Scheme. Interested parties should make their own enquiries with the local Authority.

The Uniform Business Rates for the year 2024/2025 is 49.8p in the £.

Water and wastewater rates are also payable.

RENT

£6,500 per annum on Full Repairing and Insuring lease terms.

PRICE

£62,500 for our clients heritable (freehold) interest in the property.

VAT

All prices quoted in this schedule are exclusive of VAT.

COSTS

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

ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on Purchasers/ Tenants. Once an offer has been accepted, the prospective Purchaser(s)/ Occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

Make an enquiry

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