

DM HALL

For Sale / May Let

Industrial

**Unit 3, Eagle House,
15 Shore Lane,
Aberdeen,
AB11 5BF**



**350.06 sq m
(3,768 sq ft)**

Property Details

- Harbour / City Centre Location
- '100% Rates Relief' available to qualifying occupiers.
- Suitable for alternative uses (subject to planning)
- Offers in the region of £100,000.
- Redevelopment opportunity

LOCATION

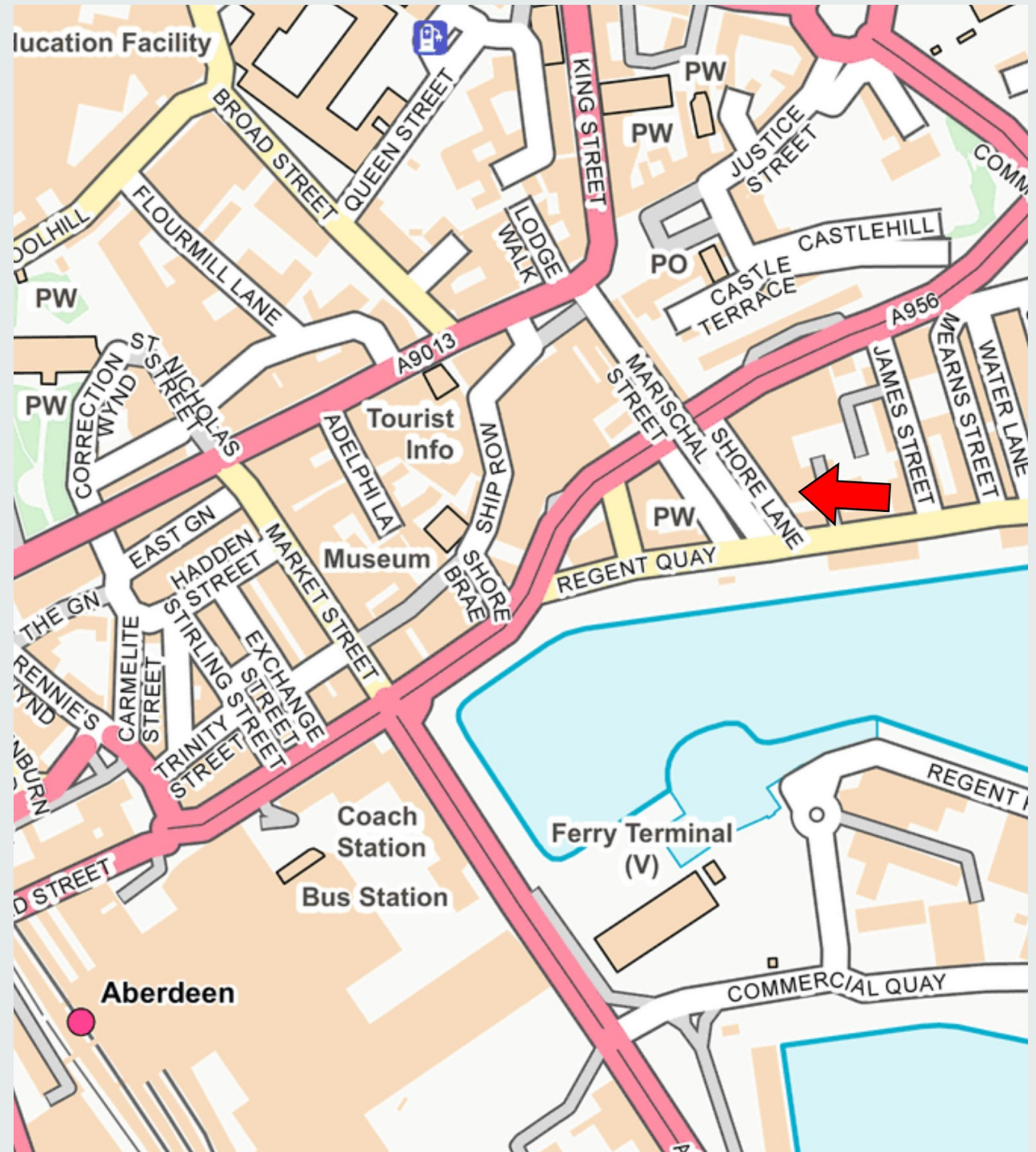
The property is located on the east side of Shore Lane within the established commercial area adjacent to the Port of Aberdeen and to the immediate east of the City Centre.

DESCRIPTION

The property comprises the lower ground floor of a two storey, attic and lower ground floor end terraced building of traditional stone construction under a flat felt roof.

Internally, the property is well presented, comprising of modern open plan office accommodation and an open storage area which benefits from good levels of natural light. Tea prep, W/C and shower facilities are included within.

Vehicular access is provided via a roller shutter door at street level, with a ramp leading down to the office and storage accommodation.



Property Details

ACCOMMODATION

The Gross Internal Area, measured in accordance with RICS Code of Measuring Practice (Sixth edition), is as follows:

Demise	sq m	sq ft
Lower Ground	357.49	3,848

SERVICES

The property is served with electricity and water with drainage being to the main public sewer. The gas is currently disconnected. Internally background space heating is provided to the office accommodation by means of electric panel heaters.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of D. Full documentation is available upon request.

NON DOMESTIC RATES

The property is currently listed within the Valuation Roll as having a ratable value of £8,900.

The Uniform Business Rates for the year 2024/2025 is 49.8p in the £. An incoming occupier may be eligible for 100% rates relief under the 'Small Business Bonus Scheme'.

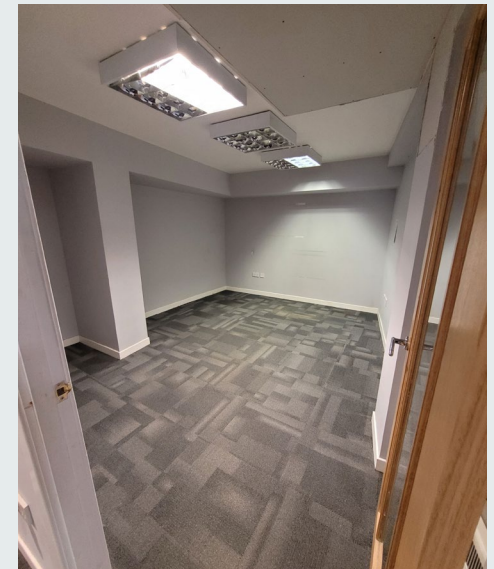
Water and wastewater rates are also payable.

PRICE

We are seeking offers of £100,000 for our client's heritable interest in the property. Alternatively, our client would consider a long-term lease at £13,500 per annum.

VAT

All prices quoted in this schedule are exclusive of VAT.



Property Details

COSTS

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

VIEWING & FURTHER INFORMATION

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 and vendors. 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

Christopher.Paul@dmhall.co.uk
07780 601 258

Stuart.Johnston@dmhall.co.uk
07913 046 226

DM Hall Commercial Department
4-5 Union Terrace
Aberdeen AB10 1NJ

01224 594 172



IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (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 (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.