

To Let



Office

3 East North Street
Aberdeen

- 241.7SQ.M / 2,602SQ.FT
- Prominent Frontage
- City Centre Location



FOR ALL DETAILS
CONTACT:

westcoast 
ESTATES LTD

let's talk www.westcoastestates.co.uk



3 East North Street

Aberdeen

• LOCATION

The subjects are located on the south side of East North Street, and lie in close proximity to East North Street's junction with King Street, one of Aberdeen's principle thoroughfares. East North Street is situated centrally within Aberdeen.

We attach a Location Plan for guidance.



• DESCRIPTION

The subjects comprise a lower ground floor, ground floor and first floor traditional granite retail premises.

Internally, the premises have an unlined lower ground floor. The ground floor comprises of retail /office at the front with accommodation at the rear. The retail section benefits from a full glazed frontage, plasterboard walls painted in emulsion.

• ACCOMMODATION:

The following areas were measured using the RICS code of measuring practice (6th edition).

Description	sq.m.	sq.ft.
Lower Ground Floor	97.75	1052
Ground Floor	104.48	1125
First Floor	39.47	425
Total	241.7	2,602

• TOWN PLANNING

Change of use has been granted and this property can now be used as retail and office accommodation.

• RATEABLE VALUE

This property is still to be assessed on the Valuation Roll.

• LEASE TERMS

The Unit will be available from October 2009, on a new full repairing and insuring lease, for a period to be agreed, incorporating periodic rent reviews.

• RENT

On application.

• ENTRY

October 2009 upon conclusion of satisfactory missives.

• LEGAL COST

Each party will meet their own legal costs incurred in the transaction.

• VIEWING AND OFFERS

All offers should be submitted in Scottish Legal Form to West Coast Estates Ltd who will also make arrangements to view.

FOR ALL DETAILS:

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IMPORTANT NOTICE:

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.

2. Intending Purchasers/Tenants take the property as they find it.

3. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our Solicitors and Solicitors acting for the Purchaser/Tenants.