

**FOR SALE**

**64A DEE STREET**

**ABERDEEN**

**AB11 6DS**

**CITY CENTRE OFFICE WITH  
4 CAR PARKING SPACES  
37.0 SQ M (398 SQ FT)**



# 64A DEE STREET, ABERDEEN

## LOCATION

The property is situated on the west side of Dee Street, close to its junction with Academy Street, in a quiet mixed use area within Aberdeen City Centre.

## DESCRIPTION

The property comprises a self-contained, lower ground floor office suite within a mid-terraced building of traditional granite and slate construction arranged over 4 storeys. The upper floors comprise residential accommodation which is in separate ownership.

Internally, the accommodation comprises 2 offices with WC and tea prep area. The suite presents well as it has recently been refurbished and also benefits from an intruder alarm system.

## ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> edition) and extend to the following approximate areas:

FLOOR	SQ M	SQ FT
Lower Ground	37.0	398



Front Office



Front Office



## CAR PARKING

There is a car park to the front of the property which provides 4 car parking spaces. The car park is available for use during normal office hours.

## PRICE

Offers in the region of £60,000 are invited for our client's heritable interest.

## RATEABLE VALUE

£6,750, effective 1 April 2017.

A purchaser may benefit from Small Business Rate Relief and all enquiries should be made directly to the Local Authority to confirm eligibility."

## VAT

The property is not elected for VAT.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Full documentation is available on request.



## CONTACT US

**CBRE Ltd**  
1 Albyn Terrace  
Aberdeen  
AB10 1YP

**Amy Tyler**  
07481 825461  
01224 219034  
amy.tyler@cbre.com

**Derren McRae**  
07515 069600  
01224 219025  
derren.mcrae@cbre.com

## LEGAL COSTS

Each party will be responsible for their own legal costs in relation to this transaction. The purchaser will be responsible for any LBTT and Registration Dues, if applicable.

## VIEWINGS & FURTHER INFORMATION

For further information and viewing arrangements please contact the sole agent.

