

**TO LET**

**Trade Counter  
Premises with  
Parking**

Area – 158 sqm (1,700 sqm)

Rental - £19,500pa

Ideal for numerous uses

End Terraced Unit

**VIRTUAL TOUR** 

**UNIT 4, 14 SILVERBURN PLACE, BRIGE OF DON, ABERDEEN,  
AB23 8EG**

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**SHEPHERD**  
**COMMERCIAL**



# Location

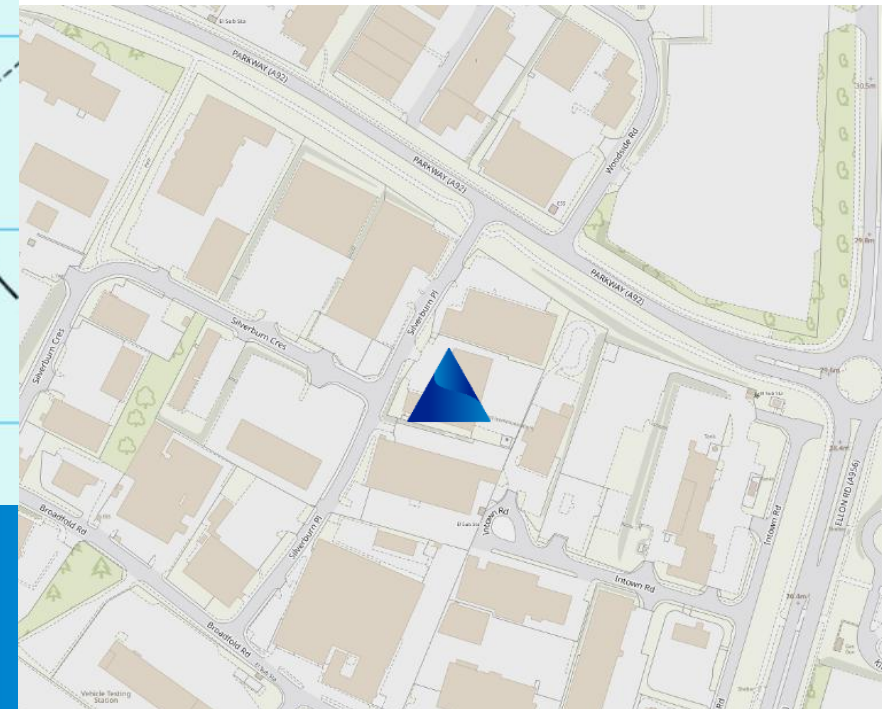
UNIT 4, 14 SILVERBURN PLACE, BRIDGE OF DON, ABERDEEN, AB23 8EG



The property is situated within a development on the east side of Silverburn Place within the Bridge of Don Industrial Estate which can be found approx. 4 miles north of Aberdeen City Centre.

The estate benefits from being in close proximity to The Parkway (A92) and as a result has good connectivity with the North and South of the City as well as the City Centre.

Commercial occupiers within the area include Buildbase, SIG Distribution, Premier Fixings & Construction Products and Denmore Kitchens.



Trade Counter Premises with Parking; Ideal for numerous uses



FIND ON GOOGLE MAPS



# Description

UNIT 4, 14 SILVERBURN PLACE, BRIGE OF DON,  
ABERDEEN, AB23 8EG



The property comprises a trade counter unit of single storey height which is of blockwork construction harled externally with a flat mineral felt roof over.

Access to the property is via a pedestrian door located at the front of the property which fronts the car park with a secondary door that fronts Silverburn Place.

The space laid out to provide an open plan trade counter, private office, staff room with kitchen along with Male and Female toilets and storage.

The floor is painted concrete with the walls and ceilings being primarily painted plasterboard.





## Accommodation

The subjects provide the following accommodation.

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	158	1,700

## Rental

£19,500 per annum, exclusive.

## Car parking

Car parking is provided to the front of the unit.

## Services

Mains electricity, water and drainage are installed.

## Rateable Value

The subjects are currently entered in the Valuation Roll at a Rateable Value of £12,000pa. A qualifying tenant may be entitled to 100% rates relief under the Small Business Bonus Scheme.

## Lease terms

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

## VAT

All figures quoted are exclusive of Value Added Tax.

## Energy Performance Certificate

The subjects have an EPC Rating of B.

## Entry

Immediately upon completion of legal formalities.

## Legal Costs

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant liable for LBTT and registration dues in the normal manner.

## Offers & Viewings

All offers should be submitted in writing to the agent who will also make arrangements to view on a strictly by appointment basis only.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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