

Lot 61, 35 York Place, Aberdeen,

AB11 5FW

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



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Property Information

Traditional Warehouse Close to Aberdeen Harbour

- Substantial Industrial Building within Aberdeen Harbour District
- Various Asset Management Opportunities
- Let to Kenway Tyres Limited until 2026
- Approximately 38,205 sq. ft. (3,548.70 sq. m.) currently used for Storage purposes
- Extensive Island Site

Lot

61

Auction

25th September 2024

Rent

£70,000 per Annum Exclusive

Status

Available

Sector

Industrial/Warehouse

Auction Venue

Live Streamed Auction

Location

Miles

67 miles north-east of Dundee

Roads

A90, A96

Rail

Aberdeen Railway Station (Mainline and ScotRail) (0.5 miles west)

Air

Aberdeen International Airport (6.5 miles west)

Situation

The property is situated on the corner of York Street and Wellington Street and has elevations on to St Clement Street and York Place. York Place is close to Aberdeen Harbour and adjacent to a number of commercial businesses including McWilliam Aberdeen, Shore Porters and Wolseley. Leisure users nearby include Beach Boulevard Retail Park and Queen's Links Leisure Park.

Tenure

Heritable.

Description

The property comprises a substantial stone built detached industrial building which offers an extensive storage and workshop area with vehicle access to the building via two timber doors on to York Place and Wellington Street. The building is capable of being sub divided into 4 bays. Three of the bays feature full length cranes which are capable of lifting from 5.6 – 50 tonnes (no guarantee will be given to their working order). The building features an eaves height of 7.1m to the underside of the crane rail. Two separate Portacabins have been erected at mezzanine level which provides office and further welfare facilities. The property also benefits from 3 phase power. 35 York Place is category C listed.

VAT

VAT is applicable to this lot.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground Mezzanine	Workshop Office	3,257.00 291.700	(35,066) (3,139)	KENWAY TYRES LTD	A term of years until 28/02/2026	£70,000
Total		3,548.70	(38,205)			£70,000

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2024