

INDUSTRIAL

Commercial Premises, Riverside Drive, Aberdeen, AB11 7SL



- Well-presented industrial Unit with office accommodation
- Located in close proximity to Aberdeen City Centre and the Port of Aberdeen
- Eligible for the Small Business Bonus Scheme (subject to occupier status)
- Price: £180,000

**339.70 SQM
(3,659 SQ FT)**

Property Details

LOCATION

The property is positioned on Riverside Drive, within Aberdeen City Centre. Occupying a prominent roadside position, the property benefits from high levels of passing vehicular traffic together with excellent connectivity to the city centre, harbour and wider transport network.

The subjects further benefit from immediate access to the A956, providing convenient access both north and south of Aberdeen.



Map Link

DESCRIPTION

The property comprises a detached commercial premises providing workshop, storage and office accommodation arranged over ground and first floors.

Internally, the ground floor provides a predominantly rectangular workshop which has subsequently been subdivided by way of a concrete infill wall, together with ancillary office and storage accommodation at first-floor level.

The property benefits from the following specification:

- Eaves height of approximately 4 metres
- Insulated roof cladding
- Electric roller shutter vehicular access door extending to approximately 3.5m wide by 3m high
- Three-phase electricity supply
- Dedicated office accommodation
- WC facilities

No yard space or dedicated external parking is included within the demise.

ACCOMMODATION

Measured on a Gross Internal basis in accordance with the RICS Code of measuring practice (6th edition), the property provides the following approximate area:

Ground Floor	292.57 sqm	(3,149 sq ft)
First Floor	47.09 sqm	(510 sq ft)
Total	339.70 sqm	(3,659 sq ft)

SERVICES

The property is served with mains electricity, gas and water with drainage being to the main public sewer.

ENERGY PERFORMANCE

The properties energy performance certificate is currently being assessed. Further details are available on request.

NON-DOMESTIC RATES

The property is currently entered in the Valuation Roll on the following basis:

Demise	Ratable Value (wef Apr-26)	Uniform Business Rate (2026/27)	Estimated Rates Payable
Workshop Etc Riverside Drive Aberdeen	£18,500	£0.481	£8,899*

*Estimated rates payable are calculated using the basic property rate of 48.1p in the pound and are stated prior to any reliefs or transactional adjustments.

The next revaluation is April 2029.

Subject to meeting the relevant criteria, the property may be eligible for rates relief under the Small Business Bonus Scheme, which can provide up to 100% relief in certain circumstances. Interested parties should make their own enquiries with the local authority to confirm eligibility.

Water and wastewater charges are payable in addition.

PRICE

£180,000

VAT

All prices quoted in this schedule are exclusive of VAT.

COSTS

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

ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to carry out due diligence on all parties involved in a transaction. Once an offer has been accepted, prospective purchasers, vendors, tenants, or landlords will be required, at a minimum, to provide proof of identity and residence, as well as proof of funds, before the transaction or lease can proceed.

Make an enquiry

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