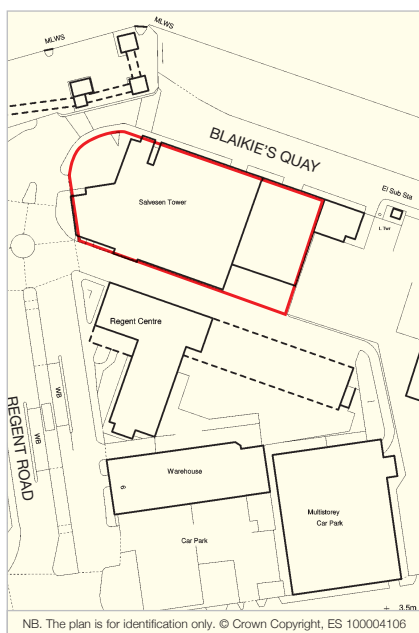
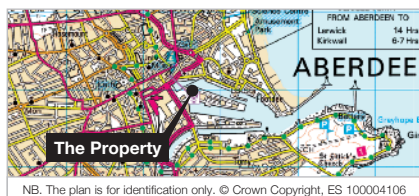


Aberdeen Salvesen Tower Blaikies Quay Aberdeenshire AB11 5PW

- **Heritable City Centre Office and Industrial Investment with Redevelopment Potential**
- Central location in Aberdeen, immediately adjacent to the harbour area
- Prominent multi-let office building and former public house totalling 3,994.35 sq m (42,992 sq ft) with 112 space multi-storey car park
- Includes warehouse let until 2025 comprising 485.70 sq m (5,228 sq ft)
- Asset management/redevelopment opportunity subject to consents (1)
- Total Current Gross Rents Reserved

**£124,194.50 pa
(Excluding (3) and (6))**

OFFERED WITHOUT RESERVE



Tenure

Heritable (Scottish equivalent of Freehold).

Location

Aberdeen is the third largest Scottish city and the main administrative centre of the North East of Scotland. The city benefits from good communications being at the junction of the A90 and A96. Aberdeen Rail Station services to London (King's Cross) take approximately 6 hours 45 minutes and Aberdeen Airport is some 6 miles north of the city centre.

The property is situated in a prominent position on the south side of Blaikies Quay, in a central position within the harbour area of Aberdeen. The property is adjacent to the Northlink Ferry Terminal providing services to Orkney and Shetland. The city centre and Union Square retail and leisure centres are in close proximity. Consequently, the building benefits from substantial local amenities.

Description

Salvesen Tower – This substantial property is arranged on ground and eleven upper floors. Part of the ground floor comprises a former public house. The remainder of the property comprises office accommodation. All floors are capable of being occupied by a single occupier. On floors with partial lettings, an internal corridor has been created and included in the remaining area stated. The offices benefit from three passenger lifts.

Warehouse – The property is arranged on ground floor only to provide a warehouse with access from Blaikies Quay. Externally, the property benefits from a 112 space multi-storey car park accessed via Blaikies Quay.

Planning (1)

The property may be suitable for redevelopment/alternative use subject to planning and the necessary consents. Local Planning Authority: Aberdeen City Council. Website Address: www.aberdeencity.gov.uk

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Ratings please see website.

No.	Present Lessee	Accommodation (2)		Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor Public House	Mr G Cox and Mrs J Cox (3)	Ground Floor (9)	248.05 sq m (2,670 sq ft)	22 years from 24.06.2001 Effectively FR & I by way of service charge	£11,750 p.a. (3)	Rent Review 2021
First Floor (Remainder)	Vacant	First Floor	138.40 sq m (1,490 sq ft)	–	–	–
First Floor (Part)	ABS Europe Ltd	First Floor	202.70 sq m (2,182 sq ft)	16 years from 12.09.2005 (4) RPI Rent review 12.09.2018 and annually thereafter Effectively FR & I by way of service charge	£49,916.50 p.a. (5)	Rent Review September 2018
Second Floor	Vacant	Second Floor	341.00 sq m (3,670 sq ft)	–	–	–
Third Floor	Solstad Offshore UK Limited	Third Floor	341.00 sq m (3,670 sq ft)	Licence to occupy from 15.09.2018 to 31.12.2018 Fee of £4,167 payable monthly exclusive of service charge	£50,004 p.a. (annualised) (6)	–
Fourth Floor	Vacant	Fourth Floor	341.00 sq m (3,670 sq ft)	–	–	–
Fifth Floor	Vacant	Fifth Floor	341.00 sq m (3,670 sq ft)	–	–	–
Sixth Floor	N-Sea Offshore Ltd	Sixth Floor	341.00 sq m (3,670 sq ft)	A term of years from 19.11.2010 to 31.12.2021 Rent review on 01.01.2019. Effectively FR & I by way of service charge (service charge cap)	£29,278 p.a. (7)	Rent Review 2019
Seventh Floor	Vacant	Seventh Floor	341.00 sq m (3,670 sq ft)	–	–	–
Eighth Floor	Vacant	Eighth Floor	341.00 sq m (3,670 sq ft)	–	–	–
Ninth Floor (Part)	GSLP9999 Limited	Ninth Floor	63.90 sq m (688 sq ft)	A terms of years from 15.06.2001 to 14.06.2017 (8) Effectively FR & I by way of service charge	£15,000 p.a. (5)	Held under Tacit (8)
Ninth Floor (Remainder)	Vacant	Ninth Floor	277.10 sq m (2,983 sq ft)	–	–	–
Tenth Floor	Vacant	Tenth Floor	341.00 sq m (3,670 sq ft)	–	–	–
Eleventh Floor	Vacant	Eleventh Floor	336.20 sq m (3,619 sq ft)	–	–	–
		Total	3,994.35 sq m (42,992 sq ft)			
Warehouse and Car Parking	Butlers Ship Stores Ltd	Ground Floor	485.70 sq m (5,228 sq ft)	A term of years from 01.07.2002 to 30.06.2025 Rent review in 01.07.2022 Effectively FR & I by way of service charge	£30,000	Rent Review 2022

(2) Offices measured in accordance with IPMS

(3) The tenant is no longer trading and a Trustee in Bankruptcy has been appointed. They have agreed to sign a renunciation of the lease and the documents are with the trustee for signature. Please refer to the legal pack for further information.

(4) There is a tenant break option on 12th September 2019 subject to a penalty payment of £6,129.33. Discussions are ongoing relative to a lease surrender.

(5) Rent inclusive of service charge and utilities usage. Please refer to legal pack for further information.

(6) The rent has been annualised.

(7) Stepped rent increase to £46,845 per annum on 1st January 2019.

(8) Tenant in occupation under Tacit Relocation and could be terminated on 14.06.2019. Please see legal pack for further information.

(9) Not inspected by Allsop. Approximate area provided. Buyers are to rely on their own enquiries regarding the floor area.

**Total £124,194.50 p.a.
Excluding (3) and (6)**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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