

VIDEO
TOUR

>>

WEST END OFFICE PREMISES

- > UP TO 252.79 SQM
(2,721 SQFT)
- > POTENTIAL TO SUB-DIVIDE
- > WEST END LOCATION
- > 6 CAR PARKING SPACES
- > FINISHED TO A GOOD
STANDARD

REDUCED PRICE -
£325,000

FOR SALE/MAY LET

9 ALBYN TERRACE, ABERDEEN, AB10 1YP

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Ben Clark, ben.clark@savills.com, 01224 971111 www.savills.com



LOCATION

The subjects are located within the heart of Aberdeen's prestigious West End office district with Albyn Terrace running parallel to Albyn Place.

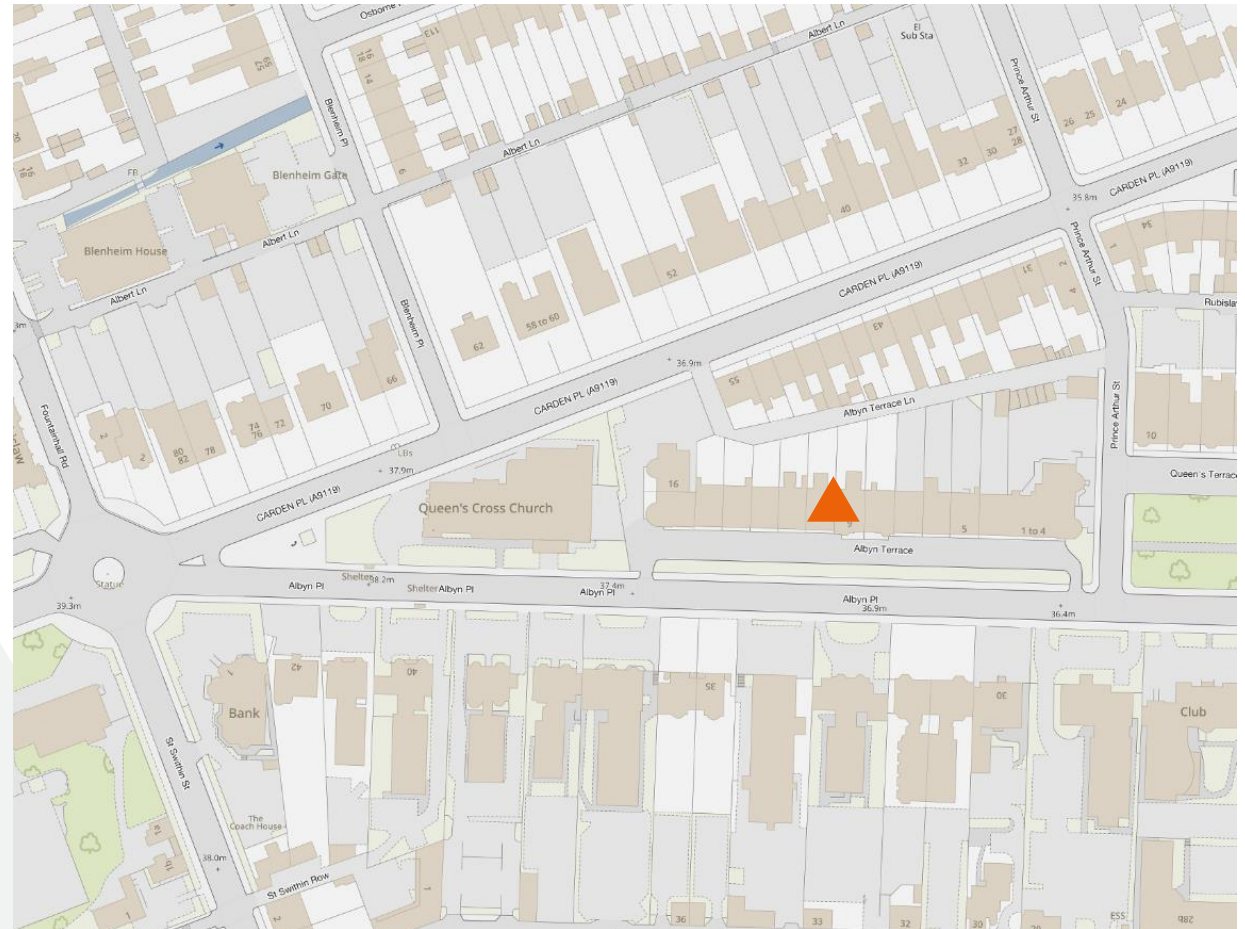
In addition, Union Street, Aberdeen's main commercial thoroughfare, with all its amenities, is only a short walk away to the east.

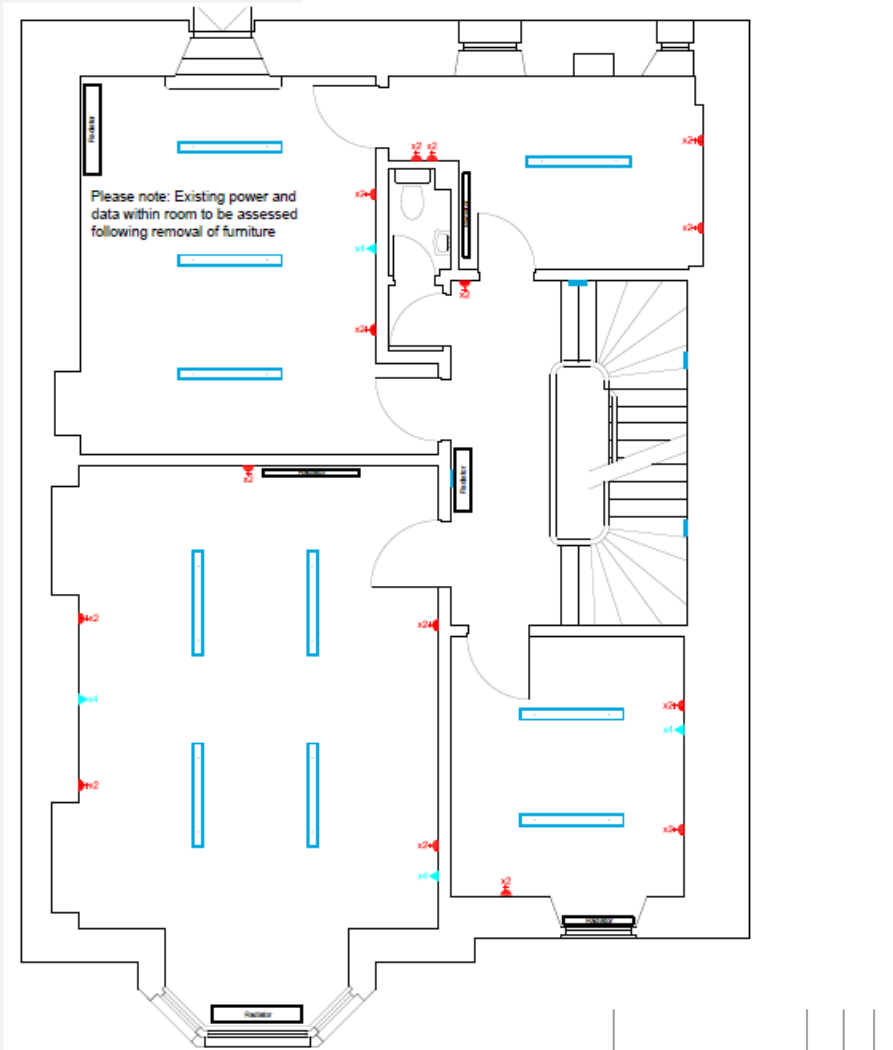
Occupiers within the vicinity to include Thorpe Molloy, Johnston Carmichael, The Royal Bank of Scotland, Tilney, AUPeC and Aberdeen Standard.

DESCRIPTION

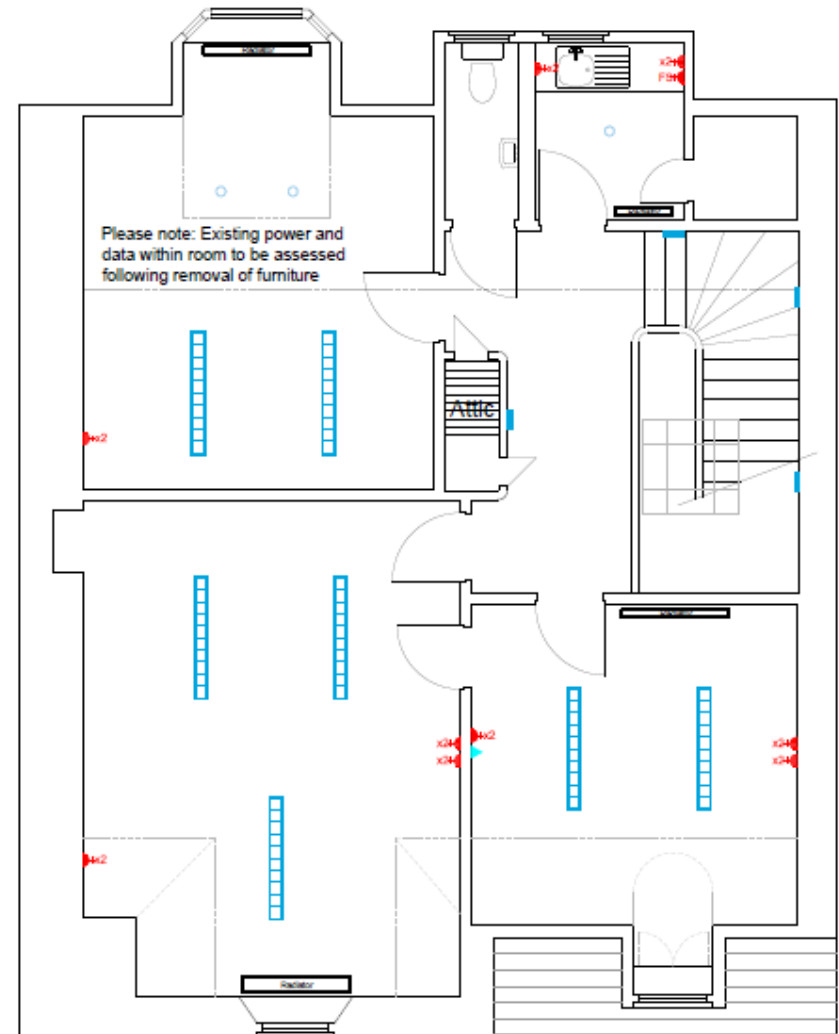
The premises comprise the ground, first and second floors of a grade B listed mid terraced townhouse office of traditional granite and slate construction arranged over lower ground, ground, first and second floors with ancillary attic storage space. The premises are accessed from a common vestibule area with intercom system.

Internally, the premises have been finished to a high standard at first and second levels and are in excellent decorative order and also benefit from period features. The available accommodation provides cellular office accommodation which has been carpeted throughout, the walls and ceilings have been painted and lighting is via modern fluorescent light fittings. Heating is from a gas fired central heating system with the property also being well served by male & female toilets and tea prep areas. Storage is also provided at attic level.





FIRST FLOOR



SECOND FLOOR

ACCOMMODATION	SqM	SqFt
Ground Floor	98.75	1,063
First Floor	87.61	943
Second Floor	66.43	715
TOTAL	252.79	2,721

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition)

PRICE

£325,000 is sought for our client's heritable interest in the property.

RATEABLE VALUE

The subjects are currently entered into the valuation roll as multiple entries as follows:

Ground floor – £16,750

First and second floors – £23,750

Car Parking – £2,250

Fresh Start rates relief may be available with further information available upon request.

RENTAL

Upon application.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

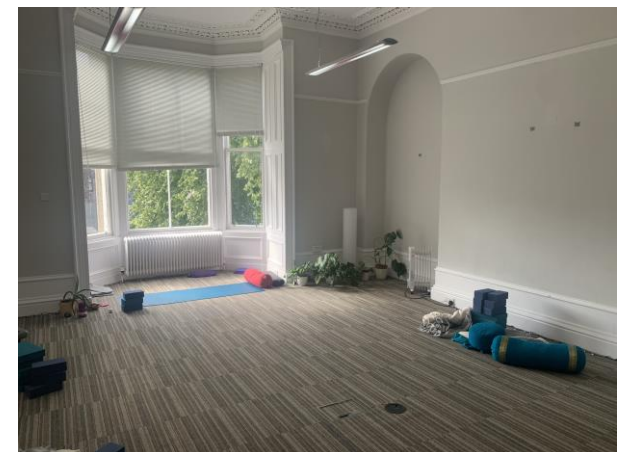
LEGAL COSTS

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant/purchaser being responsible for any registration dues, LBTT, etc.

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of D

Further information and a recommendations report are available to seriously interested parties upon request.



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

Shepherd Chartered Surveyors Mark McQueen, mark.mcqueen@shepherd.co.uk, **01224 202800**
Savills Ben Clark, ben.clark@savills.com **01224 971111**

www.shepherd.co.uk

