

TO LET/FOR SALE

West End Offices

Competitive Rental Packages
Texible Lease Terms
rom – 45.15 SQM (486 SQFT
⁻ o – 198.34 SQM (2,134 SQFT)
Car Parking Spaces



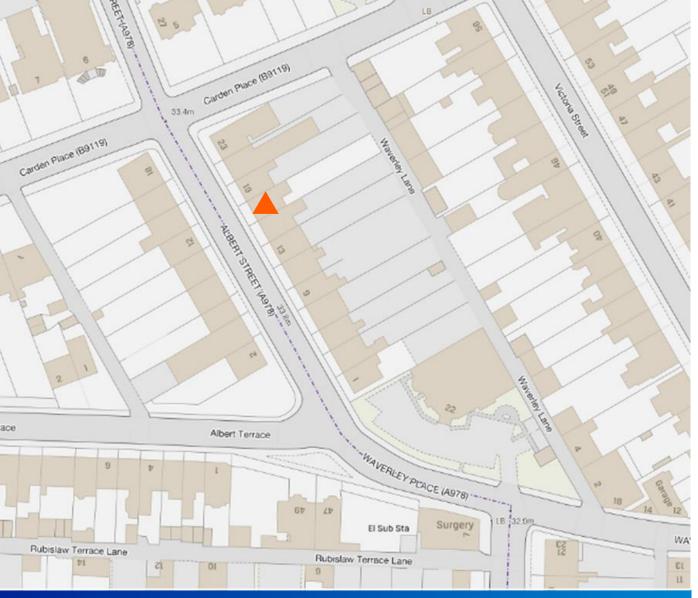
17 ALBERT STRET, ABERDEEN, AB25 1XX

Shona Boyd

CONTACT: Mark McQueen mark.mcqueen@shepherd.co.uk | 01224 202800 | **shepherd.co.uk** shona.boyd@shepherd.co.uk







Description

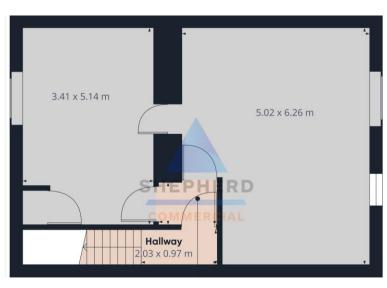


The subjects are located on the east side of Albert Street between its junctions with Waverley Place and Carden Place situated within Aberdeen's prime West End office area.

The property is well located to provide easy access to Union Street, Aberdeen's principal retail and commercial thoroughfare. In addition, the City's inner ring road system is easily accessible via Anderson Drive to the west.







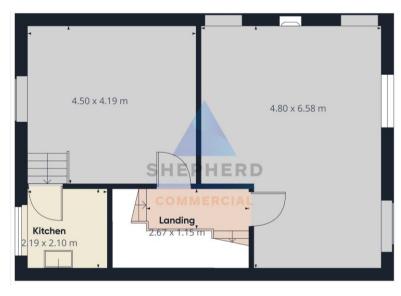
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Ground Floor



Second Floor

Lower Ground Floor



First Floor







The premises are arranged over lower ground, ground, first and top floors of a traditional, mid terraced building of granite and slate construction.

The accommodation been carpeted throughout with the walls being papered and painted. Lighting is provided predominately by fluorescent light fitments and a gas central heating system has been installed. Kitchen and w.c. facilities are also present within the building.

Car Parking

The premises benefit from 6 dedicated car parking spaces located to the rear of the premises.

Accommodation

	m²	ft²
Lower Ground Floor	49.45	532
Ground Floor	45.15	486
First Floor	54.30	584
Top Floor	49.44	532
Total	198.34	2,134

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).



Rental

	Rental
Lower Ground Floor	£8,000
Ground Floor	£7,500
First Floor	£9,000
Top Floor	£8,000
Total	£32,500

Lease Terms

The subjects are available on the basis of a new lease of negotiable duration.

VAT

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

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.

Rateable Value

The subjects are currently entered into the Valuation roll as at 1st April 2023 as follows:

	Rateable Value
Basement	£7,000
1st Floor & Top Floor	£15,500
Ground Floor Part	£4,400
Ground Floor Part	£2,700
Car Parking	£550 per space

We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

Rates Relief may be available with further information available upon request.

Legal Costs

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

Get in Touch

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



Shona Boyd

Shona.boyd@shepherd.co.uk

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN t: 01224 202800

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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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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE August 2024