

## DETACHED WEST END BUILDING

- > GROUND FLOOR - 87.88 SQM (946 SQFT)
- > FIRST FLOOR - 58.25 SQM (627 SQFT)
- > RENTAL - £27,500 PER ANNUM
- > 8 CAR PARKING SPACES

TO LET

**37 ALBERT STREET, ABERDEEN, AB25 1XU**

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## LOCATION

The subjects are situated on the east side of Albert Street at its corner with Albert Lane within the popular West End office district of Aberdeen. The subjects are located within easy walking distance of Union Street which is Aberdeen's principle commercial thoroughfare where the majority of public transport facilities are located.

The surrounding properties within the immediate area are a mix of residential and office commercial premises.

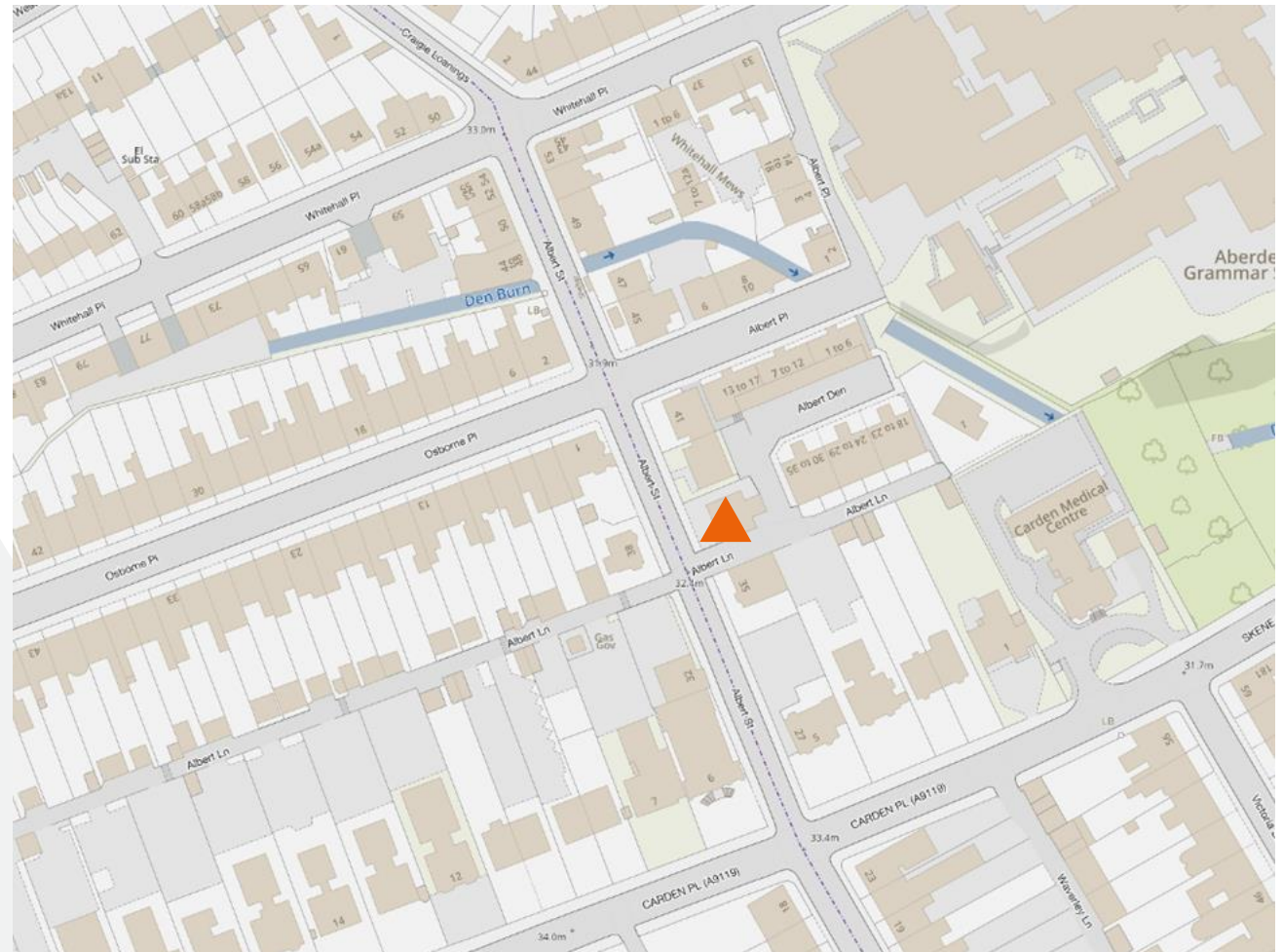
## DESCRIPTION

The subjects comprise of a traditional detached office building arranged over basement, ground and attic floors. The building is constructed of granite block under a pitched and slated roof. There is also a single storey and attic rear extension of similar construction.

Internally, the subjects have recently been refurbished to a good standard, to include re-carpeting, paper and painted walls, LED lighting and floor boxes in part. Heating is by means of a gas fired hot water radiator system.

## CAR PARKING

8 parking spaces are available with the suite with Pay & Display and parking permits available within the surrounding area.





ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	87.88	946
First Floor	58.25	627
<b>TOTAL</b>	<b>146.13</b>	<b>1,573</b>

The foregoing areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.



## RENTAL

£27,500 per annum exclusive of VAT.

Consideration will be given to leasing the premises in part with further information available upon request.

## LEASE TERMS

The premises are available on the basis of a New Full Repairing and Insuring lease of negotiable duration.

## RATING

The subjects are currently entered into Valuation Roll at a Rateable Value as follows:

- > Ground Floor - £15,500
- > First Floor - £9,300
- > Parking Space - £550
- > Parking Space - £550

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

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

## ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Rating of 'D'.

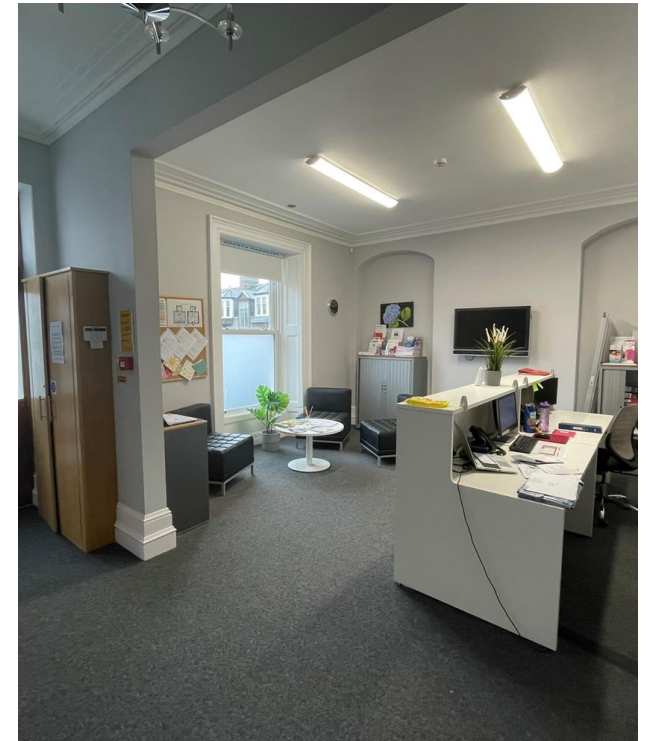
Further information and a recommendation report is available to seriously interested parties on request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred with ingoing occupier being responsible for any Registration Dues and LBTT where applicable.

## VAT

All rents, prices, premiums etc., are quoted exclusive of VAT.



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

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