

TO LET/FOR SALE

Prominent Office Premises

Fully Refurbished and Ready For
Immediate Occupation

Prominent West End Location,
Close to Holburn Junction

Dedicated Parking to Rear of
Premises

Floor Area – 272.2 SQM (2,930
SQFT)

8 ALFORD PLACE, ABERDEEN, AB10 1YB

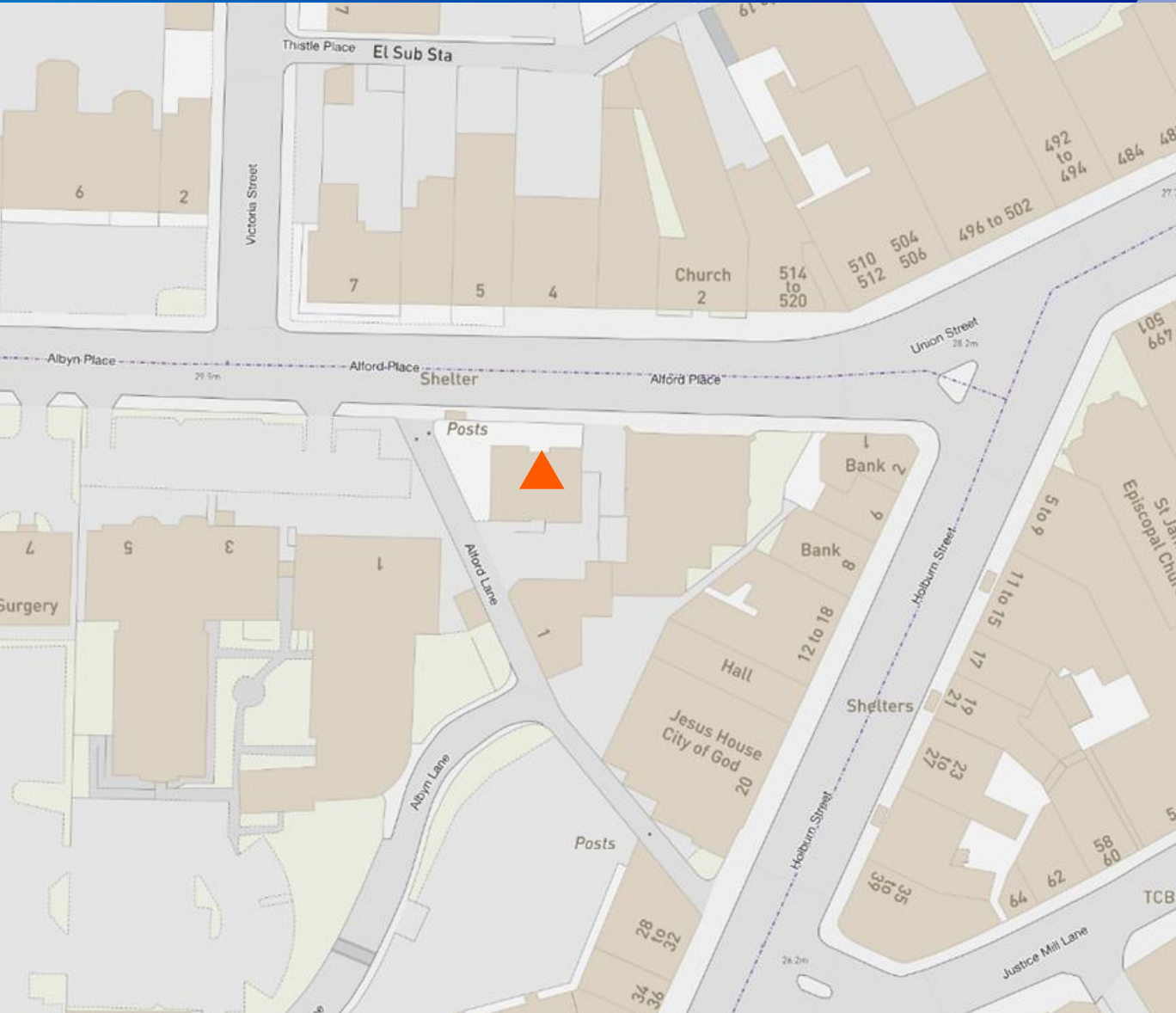
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Location

8 ALFORD PLACE, ABERDEEN AB10 1YB



8 Alford Place is located in a highly prominent location on the south side of Alford Place, in close proximity to Holburn Junction.

Union Street, Aberdeen's principal retail and commercial thoroughfare, is around 200 yards East and so the surrounding area benefits from good levels of amenities due to the central location to include access to various coffee shops, convenience operations and restaurants.

The ASPC property shop has relocated to the corner of Holburn Street and Alford Place a short distance from the subjects.



Description



FIND ON GOOGLE MAPS



Floor Plans

8 ALFORD PLACE, ABERDEEN AB10 1YB



LOWER GROUND FLOOR LAYOUT,
SCALE: 1 : 125

GROUND FLOOR LAYOUT,
SCALE: 1 : 125

FIRST FLOOR LAYOUT
SCALE: 1 : 125

-  OFFICE
-  MEETING FACILITIES
-  CIRCULATION
-  ANCILLARY ACCOMMODATION



Description

8 ALFORD PLACE, ABERDEEN AB10 1YB



The subjects comprise of a traditional detached office building of granite and slate construction arranged over lower ground, ground and first floors. The premises are accessed from a central doorway off Alford Place with the ground floor providing a large office area, boardroom, further office area, kitchen facilities and disabled w.c. The first floor provide a further large office with separate meeting rooms and the lower ground floor provides for office accommodation along with associated w.c. and storage areas.

The accommodation is generally carpeted throughout, the walls are painted as is the ceiling with lighting through LG7 fitments. Heating is from a gas fired central heating system.

CAR PARKING

The property benefits from dedicated car parking accessed from Albyn Lane and can accommodate 6 vehicles.



Accommodation

	m ²	ft ²
Lower Ground Floor	83.5	899
Ground Floor	92.7	998
First Floor	96.0	1,033
Total	272.2	2,930

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

£60,000 per annum.

LEASE TERMS

The accommodation is available on the basis of a New Full Repairing and Insuring Lease of negotiable duration.

Price

Offers over £425,000 exclusive of VAT are invited.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll with a Rateable Value of £47,500, with effect from April 1st 2023.

An ingoing occupier will have the opportunity to appeal this figure

Energy performance certificate

The premises have an Energy Performance Rating of 'C'.

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

VAT

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

LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing occupier being responsible for any LBTT, registration due etc.

Get in Touch

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



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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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