

TO LET

**Detached West End
Building**

**Ground Floor – 87.88 sqm (946
sqft)**

First Floor – 58.25 sqm (627 sqft)

8 Car Parking Spaces

Rental - £27,500 Per Annum

VIRTUAL TOUR 

37 ALBERT STREET, ABERDEEN, AB25 1XU

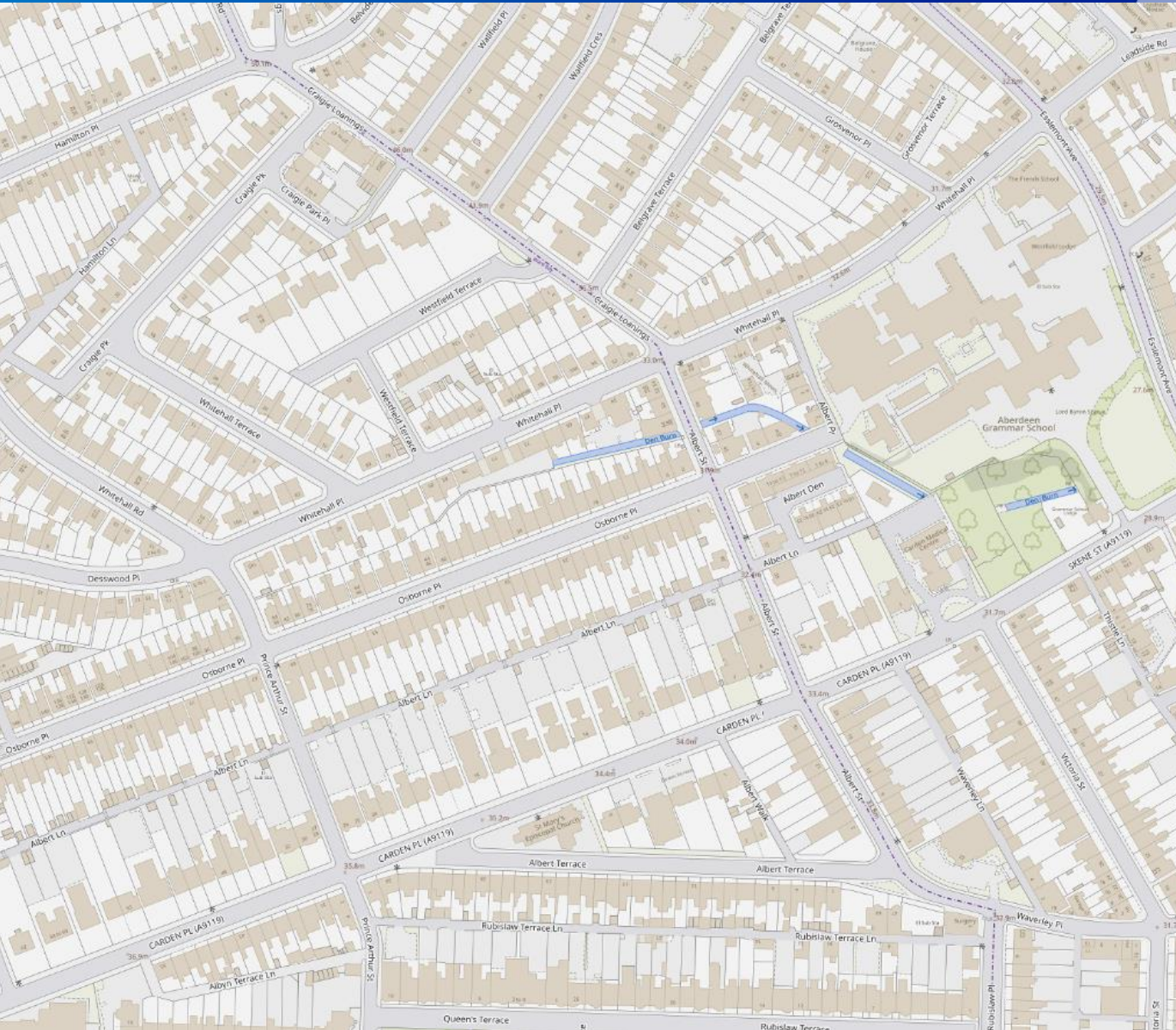
CONTACT: Mark McQueen mark.mcqueen@shepherd.co.uk | 01224 202800 | shepherd.co.uk
James Cavanagh james.Cavanagh@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

37 ALBERT STREET, ABERDEEN, AB25 1XU



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.

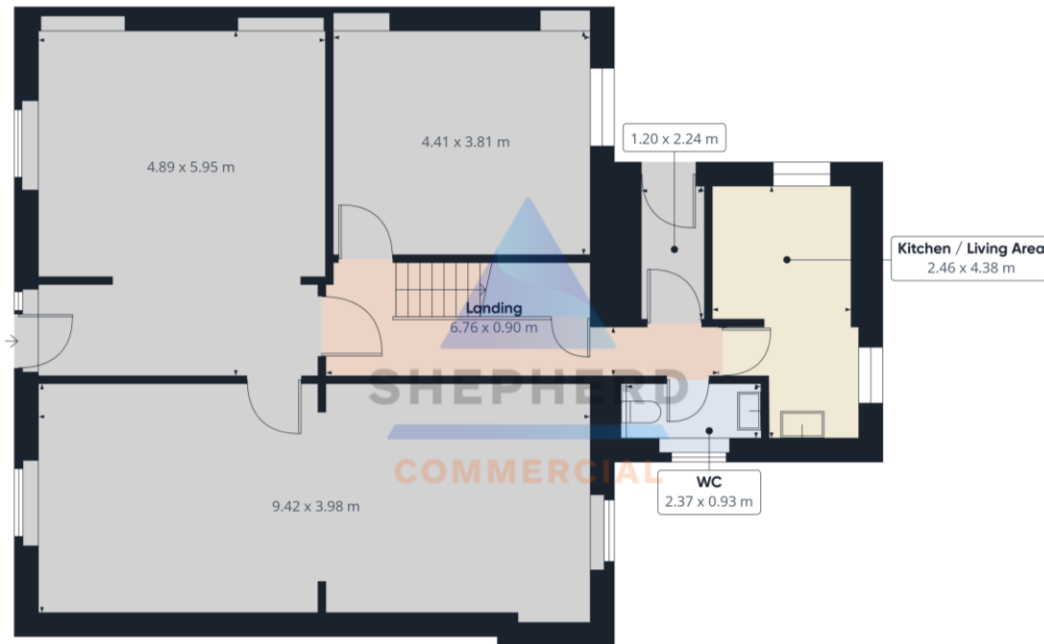


FIND ON GOOGLE MAPS

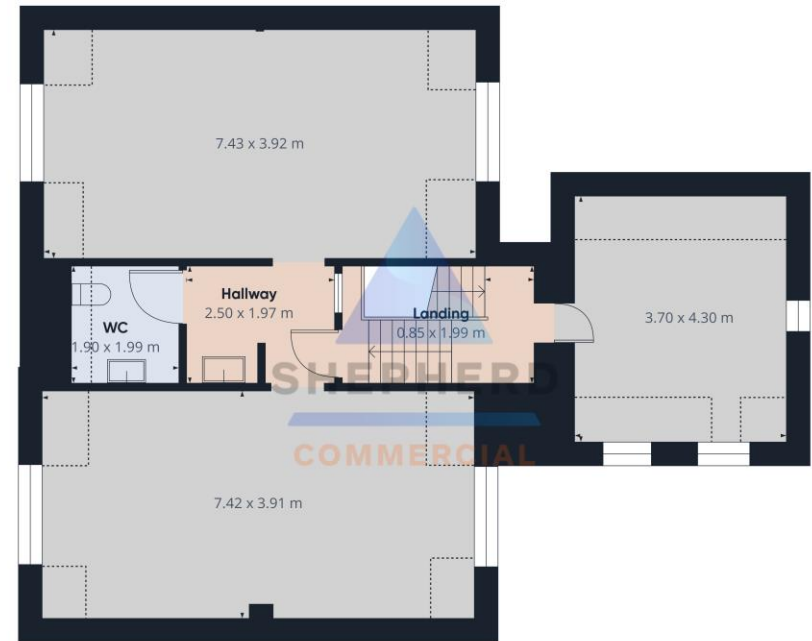


Floor Plans

37 ALBERT STREET, ABERDEEN, AB25 1XU



Ground Floor



First Floor



Description

37 ALBERT STREET, ABERDEEN, AB25 1XU



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 ²	ft ²
Ground Floor	87.88	946
First Floor	58.25	627
Total	146.13	1,573

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

£27,500 per annum is sought.

Lease Terms

The subjects are available on the basis of a new Full Repairing and Insuring Lease of negotiable duration.

Energy Performance Certificate

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

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

Rating

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

- Ground Floor - £14,750
- First Floor - £8,800
- 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.

VAT

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

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

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



Mark McQueen
mark.mcqueen@shepherd.co.uk



James Cavanagh
james.cavanagh@shepherd.co.uk

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



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 June 2026).

