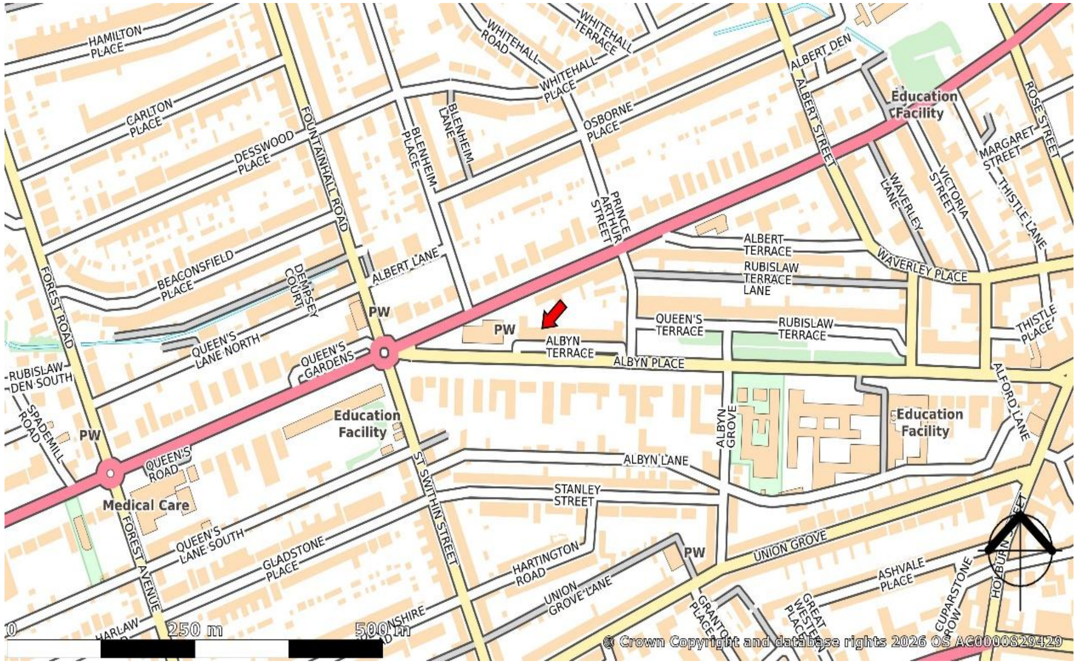
TO LET / FOR SALE

WEST END OFFICE / REDEVELOPMENT OPPORTUNITY

GRAHAM SIBBALD

13 Albyn Terrace, Aberdeen, AB10 1YP

- NIA - 272.96 sq.m (2,939 sq.ft)
- Located in Aberdeen's prestigious West End
- Refurbishment programme available
- 8 Exclusive car parking spaces



LOCATION

Albyn Terrace is within the heart of Aberdeen's West End. The property overlooks Albyn Place, one of the city's main arterial routes. A variety of local amenities are situated within walking distance, including cafes, restaurants and hotels. A range of leisure and retail offerings are also available in nearby Union Street and beyond. The city centre is easily accessible by foot with Union Street, the city's main retail thoroughfare, some 400m east of the property. The property is also well served by public transport with two bus routes running along Albyn Place.

Nearby occupiers include Café at the Cross, Royal Bank of Scotland and Bank of Scotland.

DESCRIPTION

The property is a mid-terraced townhouse office and is a Category B Listed building. The property comprises the entire building over lower ground, first floor, second floor and ancillary attic storage space.

Internally the office accommodation is a blend of large open plan and cellular floor space which contain original period features. There are plasterboard walls and ceilings and the floors are carpet tiles. The lighting is by modern fluorescent lights and heating is by gas-fired central heating throughout.

There are also ample male and female toilets as well as tea prep areas around the building. The subjects benefit from eight designated car parking spaces. Four spaces situated at the front of the building and a further four located in the rear car park, accessed via Albyn Terrace Lane, providing a generous car parking ratio of one space to 380 sq. ft.

ACCOMODATION

The property provides the following accommodation and floor areas NIA:

ACCOMODATION	Sq.m	Sq.ft
Lower Ground Floor	67.50	727
Ground Floor	65.03	700
First Floor	81.92	882
Second Floor	58.51	630
TOTAL	**272.96**	**2,939**

PLANNING

The subjects are currently consented for office use falling under Class 4 (Business) . The subjects may be suitable for alternatives uses, subject to planning, including residential redevelopment . Further details are available on request

QUOTING PRICE

£300,000 is sought for our client's interest in the subjects.

TENURE

Heritable Interest (Scottish equivalent of English Freehold

RENT

£45,000 per annum.

LEASE TERMS

The property is offered on a new full repairing and insuring lease for a period to be negotiated.

Potential Residential Layout

Potential Office Layout

NB: THE ABOVE PHOTOS ARE AI GENERATED

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll with a The Rateable Value of £46,000. The Uniform Business Rate for the year is 48.1p in the £

REFURBISHMENT OPTIONS

A programme of refurbishment can be delivered subject to further discussion and agreement of lease / sale terms.

ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Certificate of D [53]

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant/purchaser liable for LBTT and registration dues in the normal manner

VIEWING

To arrange a viewing or for further information, please contact our sole letting/ selling agents

VAT

All figures quoted are exclusive of Value Added Tax

To arrange a viewing please contact:

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