

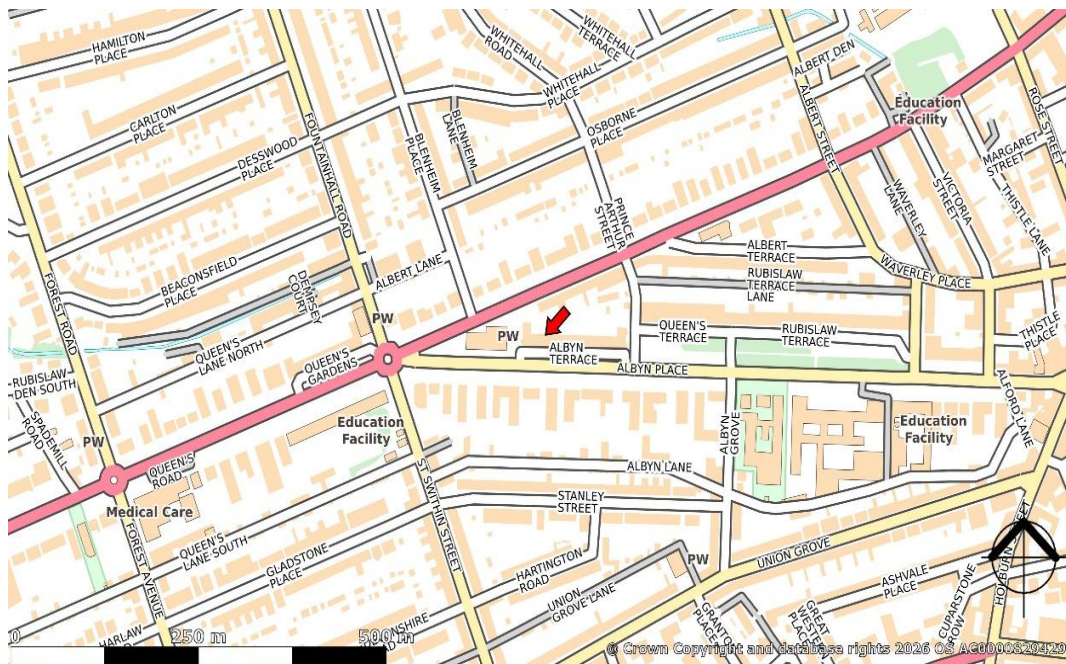
TO LET / FOR SALE

WEST END OFFICE / REDEVELOPMENT OPPORTUNITY



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



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

NB: THE ABOVE PHOTOS ARE AI GENERATED



To arrange a viewing please contact:



SHONA BOYD
Senior Surveyor
shona.boyd@g-s.co.uk
07741 314 188



CHRIS ION
Divisional Director
chris.ion@g-s.co.uk
07717 425 298

IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices. Date published: August 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, persona and or detailed financial and corporate information will be required before any transaction can conclude.