

2 RUBISLAW PLACE

Aberdeen, AB10 1XN



Key Highlights

- Prestigious West End address
- 5 parking spaces
- Wide array of local amenity
- Entire West End Townhouse Office
- For Sale/To Let
- 183.1 sq.m (1,971 sq.ft)
- Category B Listed Building
- Redevelopment Potential

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Location

2 Rubislaw Place is situated on the east side of Rubislaw Place, close to its junction with Albyn Place, within the heart of the popular and established West End office district of Aberdeen. Union Street, Aberdeen's principal retail and commercial thoroughfare is a short walk, and the main trunk road network is readily accessible via Anderson Drive (A90).

The precise location is shown on the plan which has been provided for indicative purposes only.

Description

A Category B Listed mid- terraced town house of traditional granite and slate construction, arranged over lower ground, ground, first and second floors. The building is configured in a cellular fashion, and there is a car park to the rear which is capable of accommodating 5 vehicles.

The property benefits from the following specification;

- Timber framed, sash and case windows
- Carpeted, suspended timber floors
- Painted plasterboard walls
- Category II fluorescent light fittings
- Gas fired central heating system
- Original period features

Subject to agreeing lease terms, the premises will be redecorated and recarpeted prior to entry. A refurbishment specification can be made available to interested parties.

Floor Area

The property was measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following Net Internal Areas derived;

	SQ M	SQ FT
Lower Ground Floor	40.31	434
Ground Floor	57.09	615
First Floor	43.21	465
Second Floor	42.47	457
TOTAL	183.08	1,971

Sale Price

Our client will consider a sale in their heritable interest of the building for a sum of £450,000.

Lease Terms

Our clients are seeking to lease the premises on terms to be agreed. Any medium to long term agreement would require to incorporate provision for upward only rent review at regular intervals.

Contact

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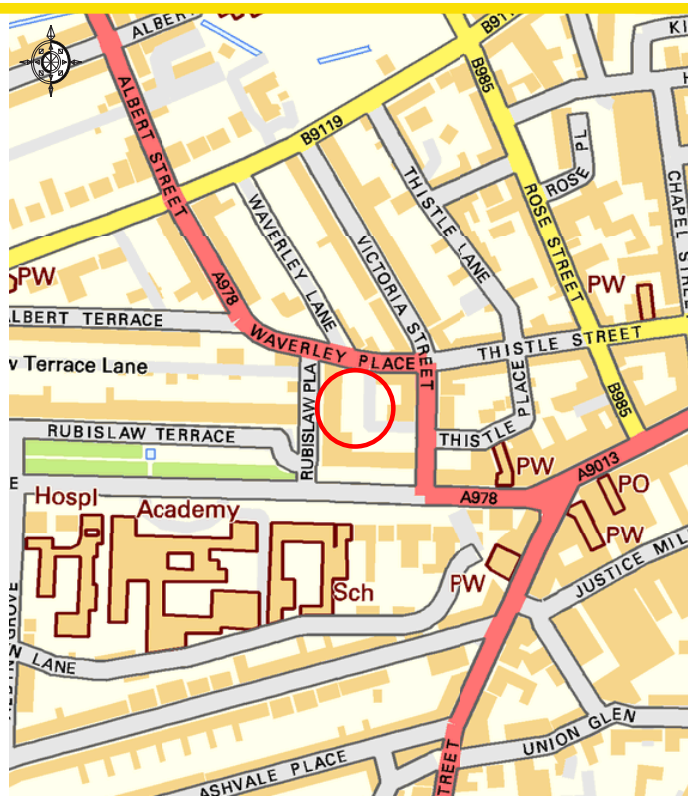
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Rent

On application.

Rateable Value

The property is contained within the Valuation Roll as having a Rateable Value of £41,500 effective from 1 April 2017. An incoming occupier would have the opportunity to appeal this Rateable Value.

VAT

All monies quoted are exclusive of any VAT which may be payable.

Energy Performance Certificate

The property has an EPC rating of F.

A copy of the EPC is available upon request.

Legal Costs

Each party will be responsible for their own legal costs. The incoming tenant will be responsible for any LBTT and Registration Dues applicable.

Entry

Immediate entry is available.

Viewing & Offers

Strictly by arrangement through the joint letting agents, to whom all offers should be submitted in Scottish Legal form.



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