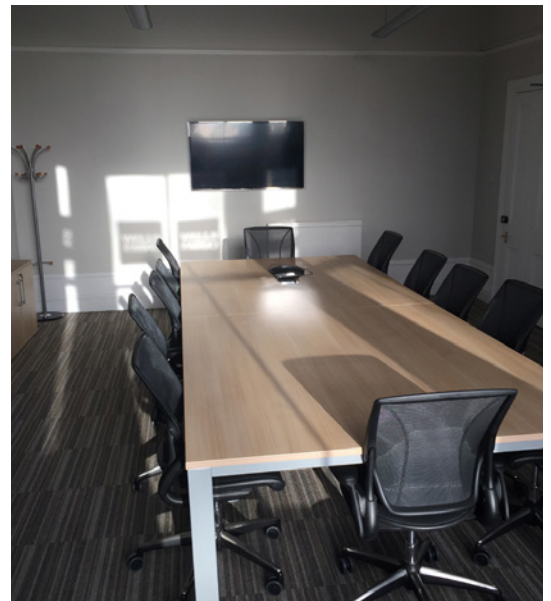


FOR SALE THREE FLOORS OF A MID-TERRACED OFFICE WITH FOUR PARKING SPACES

9 ALBYN TERRACE

Aberdeen, AB10 1YP

PRICE REDUCTION



Key Highlights

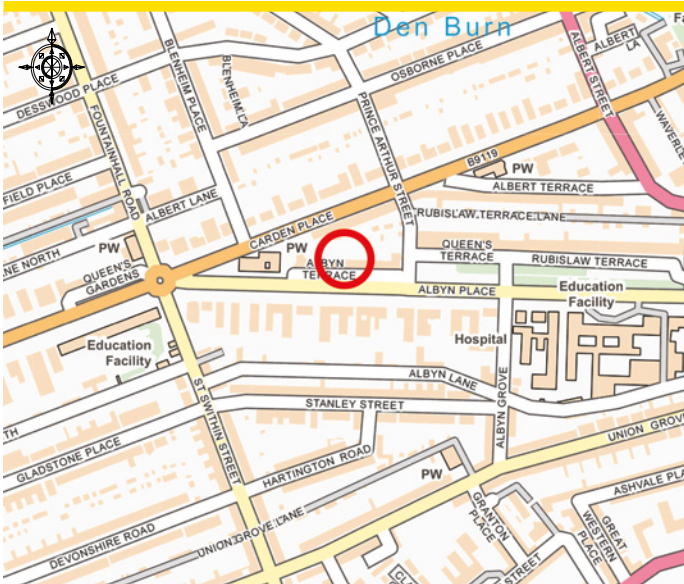
- 252.7 sq. m (2,721 sq.ft)
- Located within the prestigious west end office district
- Good sized rooms with period features
- High quality specification
- Ground, First and Second floors

SAVILLS ABERDEEN
37 Albyn Place
Aberdeen, AB10 1YN

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Floor Area

We calculate the approximate floor area of the premises to be as follows:

FLOOR AREA	SQ FT	SQ M
Ground Floor	98.75	1,063
First floor	87.61	943
Second floor	66.43	715
Total	252.7	2,721

There is additional attic storage space, which is accessed via a fixed stair from the second floor level extending to 25.41 sq.m (274 sq.ft).

The above areas have been calculated in accordance with the RICS International Property Measurement Standards (IPMS) 3.

Price

Our client is seeking offers of £325,000 for the property.

Rateable Value

The subjects are currently entered into the valuation roll as follows:-

Rateable Value £42,750 effective of 1st April 2023.

Legal Costs

Each party will be responsible for their own legal costs in respect of this transaction. The purchaser will be responsible for any LBTT and Registration Dues, if applicable.

VAT

All prices quoted in the Schedule are exclusive of VAT.

Entry

By arrangement, subject to conclusion of legal formalities.

Energy Performance Certificate

The subjects have an EPC Rating of "D". Full documentation is available upon request.

Viewing & Offers

By prior arrangement with the joint letting agents to whom all formal offers should be submitted in the Scottish Legal Form.

Location

The subjects are located within the heart of Aberdeen's prestigious West End office district. Union Street, Aberdeen's main commercial thoroughfare, with all its amenities, is only a short walk away.

Occupiers within the vicinity include Handelsbanken, Thorpe Molloy, Johnston Carmichael, The Royal Bank of Scotland, FG Burnett, Shepherd & Wedderburn and Rockrose Energy.

The precise position is shown on the above plan.

Description

The premises comprise three floors of Grade B listed mid-terraced townhouse office. The building is of traditional stone and slate construction arranged over ground, first and second floors with ancillary attic storage space.

Internally, the premises have been finished to a high standard and are in excellent decorative order and also benefit from period features. The available accommodation provides cellular office accommodation and finishes include carpet floor coverings, modern fluorescent light fittings, painted walls & ceilings, and gas fired central heating throughout. The property is well served by male & female toilets and tea prep areas.

Parking

The subjects benefit from four designated car parking spaces located at the front and rear of the building, providing a generous car parking ratio of one space to 680 sq.ft.

Contact

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