

OFFERS IN REGION
OF £170,000



PART LET INVESTMENT FOR SALE
NO VAT PAYABLE

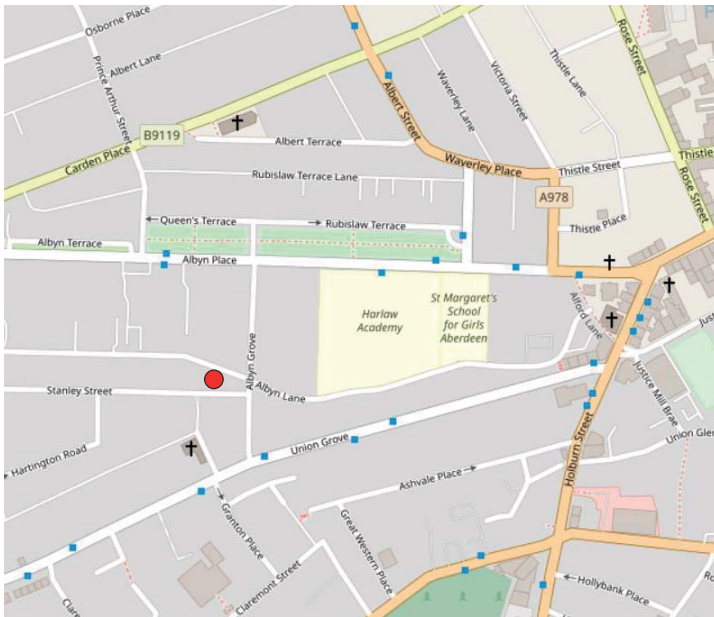


FOR SALE/TO LET (1ST FLOOR) 12A Albyn Grove

Aberdeen, AB10 6SQ | 78.47 sq.m (845 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

12A Albyn Grove is located within the heart of Aberdeen's prime West End office district, accessed via Albyn Lane.

By virtue of the location, the premises benefit from a vast array of local amenity and also excellent access to the main trunk roads both North and South via Anderson Drive (A90).

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

DESCRIPTION

The premises comprise a self contained office building of block construction with offices over ground and first floor.

- Recently refurbished office accommodation
- New kitchen and shower rooms installed
- Benefits from intruder alarm

SALE

The property offers a part let investment with an income potential of £16,500 pa. The Ground Floor is tenanted while the First Floor is vacant. Our clients are seeking offers in the region of £170,000 for their interest.

Ground Floor Lease Terms

- Tenant: Leal Podiatry Practice
- Term: 10 years from Jan 2020, with tenant break option on 5th anniversary
- Rent: £8,500 pa

Further information available on request.

First Floor

The property is available on flexible Full Repairing and Insuring terms. A rent of £8,000 per annum is sought.



Rateable Value

As at 1 April 2023 the property has the following Rateable Value split:-

Ground Floor: £6,100

First Floor: £5,800

EPC Certificate

G. Copy available on request.

VAT

The property is not elected for VAT.

Legal Costs

Each party will bear their own legal costs associated with the documentation of the transaction. The purchaser will be responsible for any LBTT and Registration Dues applicable.

Entry

On conclusion of legal missives.

Floor Areas

The property has been measured in accordance with IPMS3 and the following approximate areas derived:-

Ground Floor	45.4 sq.m	489 sq.ft
First Floor	33.07 sq.m	356 sq.ft
Total	78.47 sq.m	845 sq.ft

VIEWING & OFFERS

Strictly through the agent to whom all offers should be submitted in Scottish Legal Form.

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