



**MODERN MEDICAL PRACTICE BUILDING**

WITH CAR PARKING

CLASS 2 USE

POTENTIAL FOR  
ALTERNATIVE USES

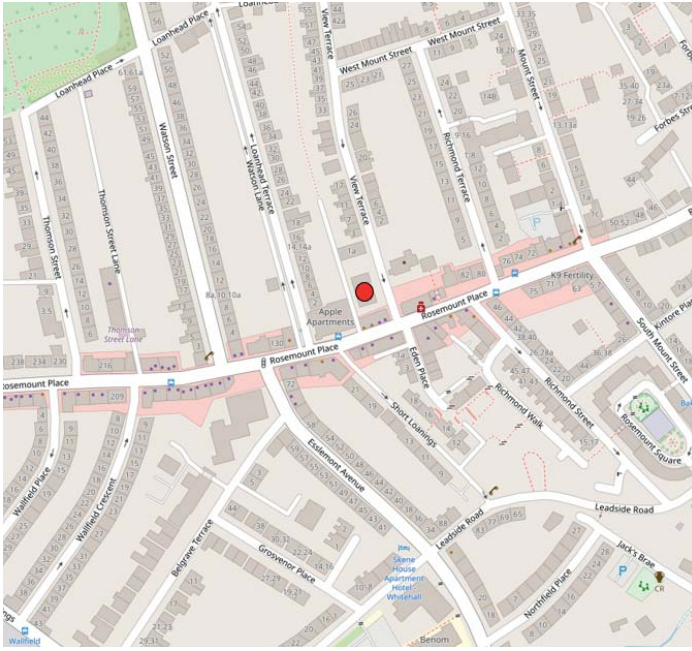


FOR SALE/MAY LET  
**1 View Terrace**

ABERDEEN, AB25 2RS | 493.5 sq.m (5,309 sq.ft)

To request a viewing call us on 01224 572661

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## LOCATION

The subjects are located on the west side of View Terrace approximately 25 metres from its junction with Rosemount Place. The Rosemount area is a popular destination for a number of businesses which is supported by the wider residential populace.

Rosemount is self-sufficient and offers a wide range of services while Aberdeen city centre is within a short walking distance. Surrounding commercial occupiers are mixed in nature and include Abacus Nursery, Sainsbury's Local, Panda Valley Chinese Takeaway, Homeguard Leasing and The Queen Vic Public House.

## DESCRIPTION

The subjects comprise a purpose built two storey building which is constructed of a combination of granite stonework with a timber framed upper floor externally clad in roughcast. The roof is timber framed, pitched and hipped and clad in slate.

Internally, the subjects have been constructed for their current purpose as a medical centre. At ground floor level, a generous waiting area and reception can be found with a number of consultancy rooms along with a similar number of private clinics. Towards the rear of the ground floor, an open plan administration area and filing room is located with access to an internal staircase leading to the first floor. A good WC provision is also found on this level. The first floor comprises a number of additional consultancy rooms along with practice manager's office, staff room and kitchen facility. Toilet facilities are also on this level.

The flooring throughout the building is of suspended timber overlaid on carpet or vinyl while the walls are lined in plasterboard. A generous level of natural daylight is provided throughout the building by UPVC double glazed units and a number of timber casement double glazed Velux rooflights on the first floor.

A basement storage room has been formed with access from the administration area.

The subjects have recently been upgraded and include redecoration, new carpets, LED lighting and CCTV.

Car parking is located to the south of the building which permits parking for six vehicles.

## FLOOR AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate net internal areas calculated:-

Ground Floor	248.5 sq.m	2,674 sq.ft
First Floor	245.0 sq.m	2,635 sq.ft
<b>Total</b>	<b>493.5 sq.m</b>	<b>5,309 sq.ft</b>
Basement Storage	32.5 sq.m	350 sq.ft
Gross Internal Area	571.3 sq.m	6,149 sq.ft



## USE

The property falls under Class 2 (Financial, Professional and Other Services) of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property is situated within a mixed use area in terms of the Local Development Plan and therefore a number of alternative uses may be available including redevelopment. Interested parties should make their own enquiries with the Planning Department at Aberdeen City Council.

## PRICE

Price on application.

## RENT

Rent on application.

## RATEABLE VALUE

The Rateable Value effective from 1 April 2023 is £61,000.

## RATES DETAIL

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at [www.saa.gov.uk](http://www.saa.gov.uk)

## EPC

E70. A copy of the Energy Performance Certificate will be available from the marketing agent.

## VAT

Any figure quoted is exclusive of VAT.

## LEGAL COSTS

Each party will bear their own legal costs incurred in documenting any transaction. The incoming occupier will be responsible for any LBTT and Registration Dues applicable.

## ENTRY

June 2023.

## VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

### GRAEME NISBET

t. 01224 597532

e. [graeme.nisbet@fgburnett.co.uk](mailto:graeme.nisbet@fgburnett.co.uk)

### HOLLIE STEVENSON

t. 01224 597533

e. [hollie.stevenson@fgburnett.co.uk](mailto:hollie.stevenson@fgburnett.co.uk)

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