

REDUCED PRICE £420,000 EXC VAT



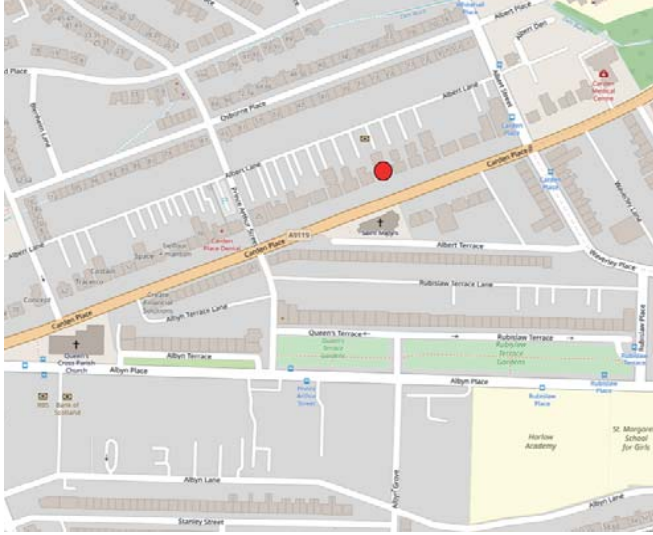
FOR SALE - OFFICE / DEVELOPMENT OPPORTUNITY 15 Carden Place

Aberdeen, AB10 1UR | 381 sq.m (4,102 sq.ft)

- Detached West End Office with Coach House
- Generous car parking - 17 spaces (1:241 sq.ft)
- Suitable for re-development, subject to planning
- Offers in the region of £420,000 exc VAT

To request a viewing call us on 01224 572661

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LOCATION

The property is situated on the north side of Carden Place near the junctions of Prince Arthur Street and Albert Street in the heart of the West End office district of Aberdeen. Access to the rear car park is via Albert Lane.

Nearby occupiers include Alpha Hospital Group, Mackinnons, MacKay Corporate Insurance Brokers and Graham + Sibbald.

DESCRIPTION

The property comprises a traditional detached three storey building over lower ground, ground and upper floors with a single storey rear extension. There is a former Coach House within the car park used for storage.

Internally within the original building, there is a mix of traditional office suites and open plan accommodation with staff welfare facilities provided over ground and lower ground floors. The rear extension provides further open plan office accommodation with a tea prep area which provides access to the car park.

The property benefits from gas central heating throughout serving wall mounted radiators.



PRICE

Offers in the region of £420,000 exc VAT.

RATEABLE VALUE

The Rateable Value effective from 1 April 2023 is £72,500 per annum.

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

EPC

The building benefits from an EPC Rating of E:69.

FLOOR AREAS

The following net internal areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Lower Ground Floor	97.9 sq.m	1,054 sq.ft
Ground Floor	103.7 sq.m	1,117 sq.ft
First Floor	73.0 sq.m	786 sq.ft
Rear Extension	106.4 sq.m	1,145 sq.ft
Total	381.0 sq.m	4,102 sq.ft
External Coach House	35.4 sq.m	381 sq.ft



SITE

The building is contained within a generous site and within the rear grounds there is a two storey former coach house building currently utilised for storage purposes. 17 car parking spaces can be accessed via Albert Lane.

The site area, taken from ProMap, is approximately 0.13 hectares (0.32 acres).

USE

The property currently falls under Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

LOCAL DEVELOPMENT PLAN

The property is situated within an area zoned as West End Area (VC6) and lies within the Albyn Place/Rubislaw conservation area. The policy states that, in principle, change of use from existing office use to residential would be supported and that an applicant's proposal should retain the historic and original architecture of the west end.

A number of west end offices have recently been sold for residential use and we are of the opinion that the property offers redevelopment potential.





VAT

VAT will be payable at the standard rate on all monies due.

LEGAL COSTS

Each party will bear their own legal costs. The ingoing occupier will be responsible for any LBTT and Registration Dues.

ENTRY

On conclusion of legal missives.

CLOSING DATE

Should a closing date be set, our client will consider both conditional and unconditional offers.

AML

As part of our statutory obligations relative to Anti-Money Laundering, FG Burnett will require to undertake due diligence on an incoming occupier and will seek identification information at the appropriate time.

VIEWING & OFFERS

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

GRAEME NISBET

t. 01224 597532

e. graeme.nisbet@fgburnett.co.uk

LISA COWIE

t. 01224 597536

e. lisa.cowie@fgburnett.co.uk

FGBURNETT.CO.UK