





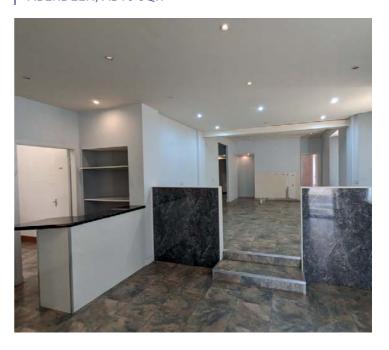
97 Claremont Street

Aberdeen, AB10 6QR | 96.93 sq.m (1,043 sq.ft)



97 CLAREMONT STREET

ABERDEEN, AB10 6QR



LOCATION

The property is located on the south side of Claremont Street with a return frontage to Chattan Place. Claremont Street is located a short distance from the sought after West End office district with Great Western Road located immediately to the south.

The area is predominately residential however, there is a mix of local occupiers close by including Studio 54 Salon, Chattan Butchers, and Long Dog Café and Boutique.

DESCRIPTION

The property comprises a three-storey traditional end-terrace building of granite block construction with a pitched and slated roof.

Internally, the accommodation is over a split-level comprising of an open plan sales area with five further treatment rooms. A high level of natural daylight is provided by large double glazed timber framed windows.

FLOOR AREA

Measured in accordance with the RICS Code of Measuring Practice (6th Edition) and approx. net internal areas calculated:-

Ground Floor

96.93 sq.m

1,043 sq.ft

PRICE

Offers in the region of £125,000 exc. VAT are sought.

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on both the purchasers and vendors. Accordingly, a successful bidder will be required to provide detailed financial and corporate information and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

RATEABLE VALUE

The Rateable Value effective from 1st April 2023 is £11,000.

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

EPC

Copy available on request.

VAT

The price is quoted exclusive of VAT.

LEGAL COSTS

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

VIEWING & OFFERS

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

LISA COWIE

- t. 01224 597536
- e. lisa.cowie@fgburnett.co.uk

FGBURNETT.CO.UK

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright PU 100017316. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Under current Money Laundering Regulations, we are obliged to carry out financial and identity due diligence on all purchasers and on tenants where rents are above a certain level. Where this applies, a request for information will be made at the appropriate time.