



GROUND FLOOR OFFICE SUITE



**FG Burnett**



FOR SALE / MAY LET  
**6 Albert Place**

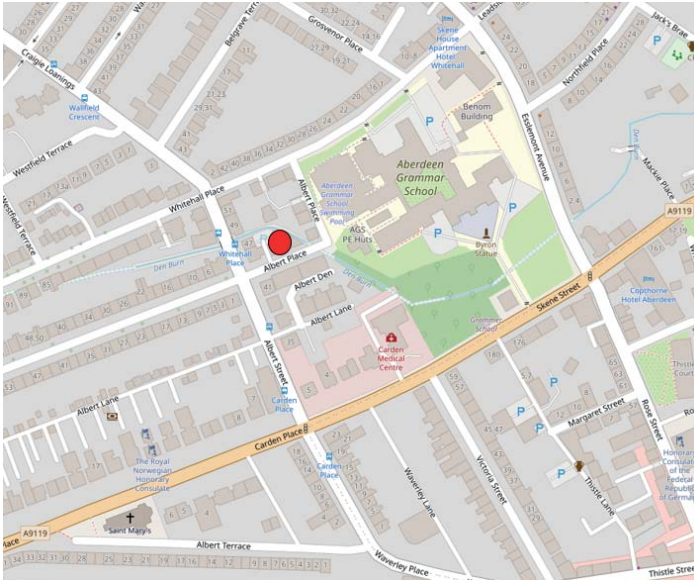
Aberdeen, AB25 1RG | 51.84 sq.m (558 sq.ft)

To request a viewing call us on 01224 572661

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# 6 ALBERT PLACE

ABERDEEN, AB25 1RG



## LOCATION

The property is located on the east side of Albert Street on Albert Place and to the north side of Aberdeen's West End office district. Albert Place is a quiet road linking Albert Street with Whitehall Place and lies in close proximity to the main city centre. The area is a mix of both residential and commercial occupiers. Nearby commercial occupiers include Infinity Accounts, Mearns and Gill, Castlehill Housing and MacKinnons solicitors.

## DESCRIPTION

The building is of modern construction formed over ground and first floors.

The accommodation is over ground floor with access off Albert Place. There is secondary access to the rear of the property. The accommodation is generally open plan with two private offices/ store, WC and kitchen. The suite benefits from double glazed display windows, gas central heating and ample on street car parking.

## PRICE / RENT

Offers of £90,000 exc VAT are sought for the heritable interest in the property. Consideration may be given to letting with rent on application.

## RATEABLE VALUE

The Valuation Roll shows a rateable value of £8,100 effective 1st April 2023.

## 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

F:81. Copy available on request.

## VAT

All prices quoted are exclusive of VAT, which will be applicable.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred.

## 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.

## FLOOR AREA

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

Ground Floor Total	51.84 sq.m	558 sq.ft
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## VIEWING & OFFERS

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

**LISA COWIE**

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