



OFFICE PREMISES WITH CAR PARKING

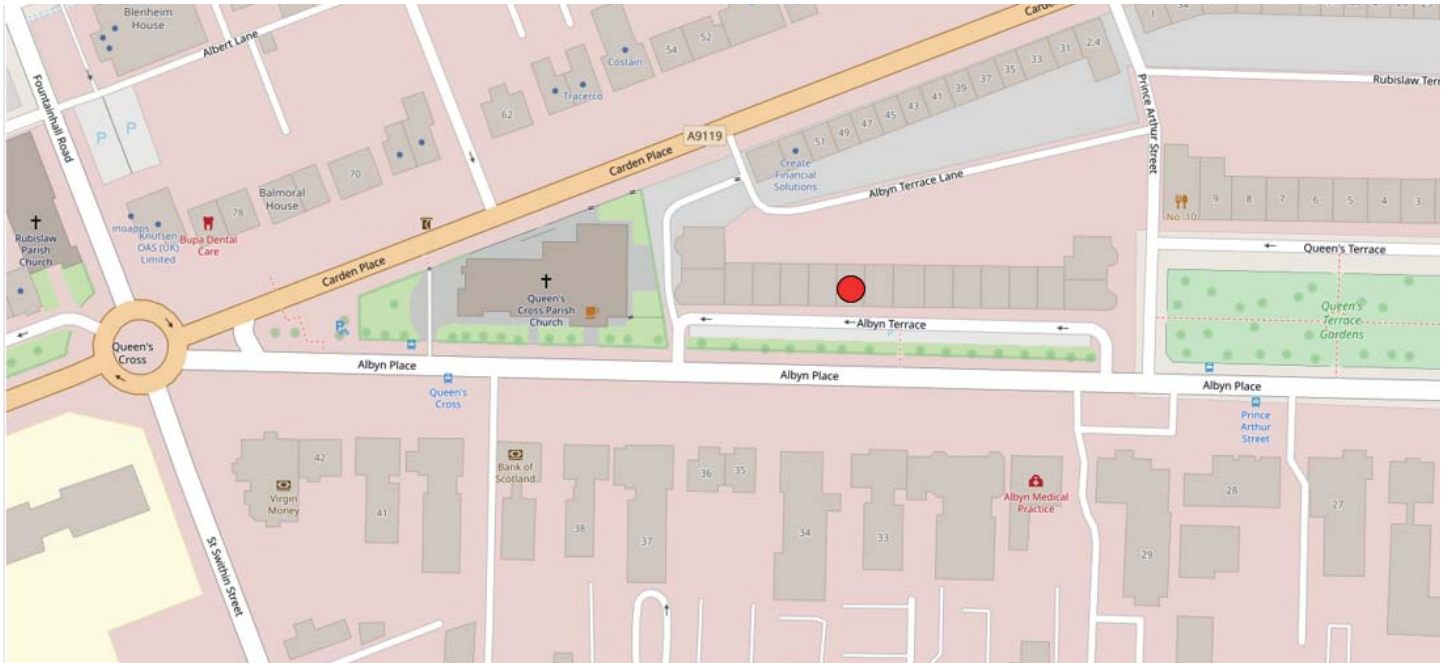


FOR SALE / MAY LET
10 Albyn Terrace

Aberdeen, AB10 1YP | 302.89 sq.m (3,261 sq.ft)

To request a viewing call us on 01224 572661

FGBURNETT.CO.UK



OFFICE PREMISES WITH CAR PARKING

LOCATION

The subjects are located within the heart of Aberdeen's prestigious West End office district within Albyn Terrace running parallel to Albyn Place. In addition, Union Street, Aberdeen's main commercial thoroughfare, with all its amenities, is only a short walk away to the east. There are a wide range of occupiers within the vicinity including Thorpe Molloy, Johnston Carmichael, Balfour & Manson and Stronachs.

In addition, the area is well serviced with restaurant, coffee shops and convenience all being present.

DESCRIPTION

The subjects comprise a traditional terraced, granite and slate building arranged over lower ground, ground, first and second floors.

The accommodation provides cellular offices along with w.c. and tea making facilities.

CAR PARKING

There is a car park to the rear capable of accommodating 6 car spaces parked in tandem.

In addition, there is also parking designated to the front of the building providing a further 4 spaces.

ALTERNATIVE USES

The premises have previously been utilised for office purposes and therefore remain suitable for this use.

Other properties on the Terrace are currently within residential use and therefore the premises are considered suitable for residential use as a single dwelling or flatted development subject to gaining the necessary consents.

The building is situated within a conservation area and is category B listed.

TENANCY DETAILS

The lower ground floor is currently let and any sale will benefit from the lease as follows:-

- Tenant – Alpha Clinic
- Lease Term – 10 years from 04/08/2022
- Break Option – 3rd anniversary of the date of entry
- Rental – £15,000 per annum
- Repairing Obligation – Full Repairing and Insuring Terms subject to a service charge for common repairs. Tenant has obligation to re-instate to office use at expiry of lease

FLOOR AREAS

The floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition):-

Lower Ground Floor (currently Let)	82.29 sq.m	886 sq.ft
Ground Floor	84.90 sq.m	914 sq.ft
First Floor	77.81 sq.m	838 sq.ft
Second Floor	57.89 sq.m	623 sq.ft
Total	302.89 sq.m	3,261 sq.ft

PRICE

Offers over £325,000 exclusive of VAT at the prevailing rate.

RENTAL & LEASE TERMS

Alternatively, our client may consider a lease at £40,000 per annum which reflects an attractive rate of £16.85/sq.ft.

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll as follows:

Ground Floor - £15,250

First and Second Floor - £24,750

Rates relief may be available with further information upon request.

VAT

All rents, prices, premiums etc are quoted exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of 'G'.

The upper floors are to undergo a full refurbishment and therefore the updated EPC will reflect an improved rating.

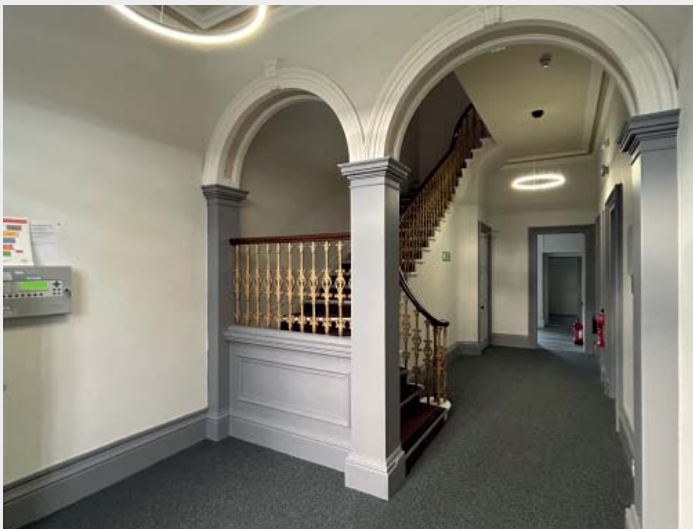
Further information and a recommendation report are available to seriously interested parties upon request.

LEGAL COSTS

Each party shall be responsible for their own legal costs associated with the transaction with the ingoing purchaser/tenant being responsible for any LBTT, registration dues etc.

ANTI MONEY LAUNDERING (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.



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VIEWING & OFFERS

All offers should be submitted in writing to the joint agents.



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