



WEST END OFFICE SUITES WITH PARKING



FOR SALE
7-11 Waverley Place

Aberdeen, AB10 1XH | 432.9 sq.m (4,660 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

The property is located on the south side of Waverley Place in the heart of Aberdeen's West End office district. Waverley Place adjoins Thistle Place which leads towards the main City Centre while at its junction at Victoria Street leading north, a more residential offering can be found. Access to the car park is granted via a lane that runs perpendicular to Waverley Place.

Surrounding commercial occupiers include Piper Sandler, Rubislaw Medical Practice, Waverley Dental, Dickies Pharmacy and Mara.

DESCRIPTION

The subjects comprise an end terrace 1 ½ storey building constructed from traditional granite stonework under a timber framed roof clad in slate, incorporating dormer projections.

The accommodation is arranged over two floors with the capacity to be split into 4 office suites, all of which are accessible from Waverley Place. Each unit benefits from separate tea prep and toilet facilities, with a shower room installed in one of the first floor suites.

The car park is located at the rear of the property and contains 5 spaces.

USE

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

PLANNING

The subjects are covered under the Aberdeen City Local Development Plan 2023. Within the adopted plan, the subjects are located within an area designated as 'West End Area' (VC6).

The subject is not listed however lies within the Albyn Place/Rubislaw Conservation Area.

The property presents a potential residential development opportunity, subject to planning permission being obtained.

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:-

No 7 Ground Floor	107.2 sq.m	1,154 sq.ft
No 11 Ground Floor	105.8 sq.m	1,139 sq.ft
No 7 First Floor	110.8 sq.m	1,193 sq.ft
No 11 First Floor	109.1 sq.m	1,174 sq.ft
Total	432.9 sq.m	4,660 sq.ft



PRICE

£575,000.

The price reflects a capital rate of £123 per sq.ft.

RATEABLE VALUE

The Rateable Value effective from 1 April 2023 is £76,000.

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

TBC.

VAT

Any figure quoted is exclusive of VAT.

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.

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.

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