



DEVELOPMENT OPPORTUNITY IN THE HEART OF THE WEST END (SUBJECT TO PLANNING)  
NO VAT PAYABLE

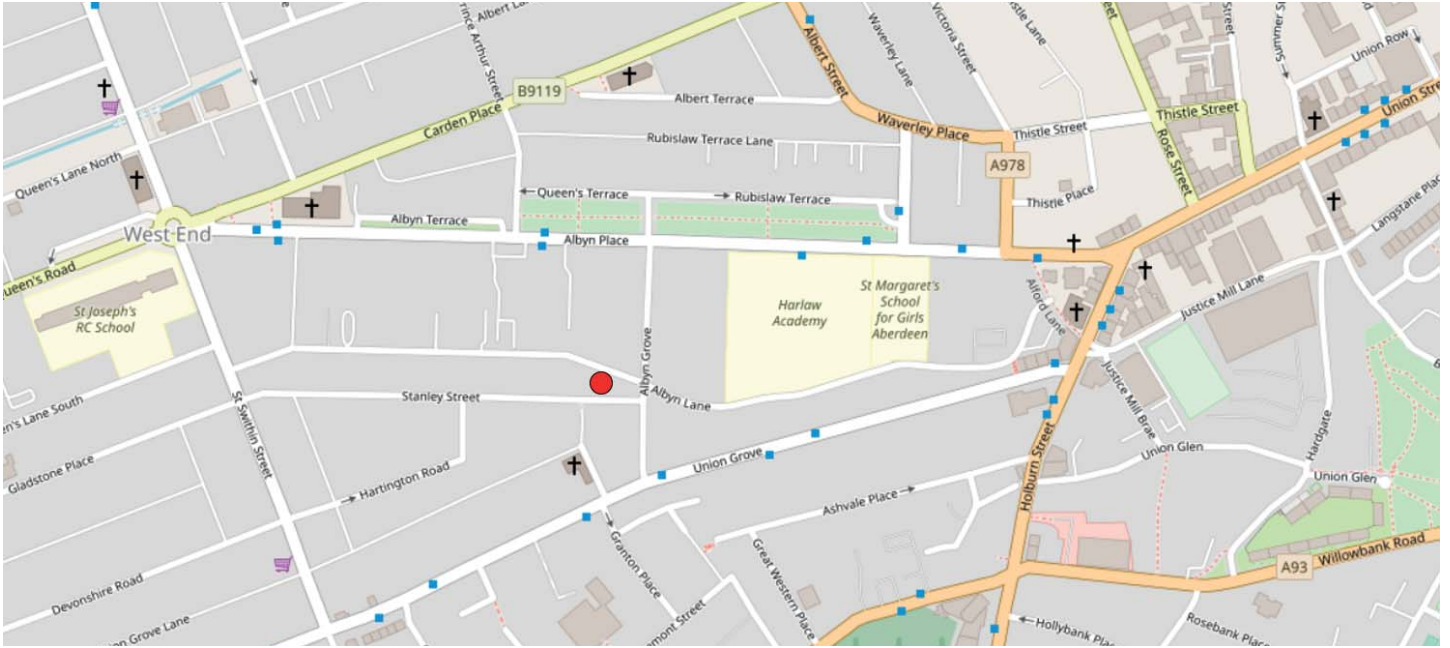


FOR SALE  
**12A Albyn Grove**

Aberdeen, AB10 6SQ | 105.15 sq.m (1,135 sq.ft)

To request a viewing call us on 01224 572661

[FGBURNETT.CO.UK](http://FGBURNETT.CO.UK)



## DEVELOPMENT OPPORTUNITY IN THE HEART OF THE WEST END (SUBJECT TO PLANNING)

NO VAT PAYABLE

### LOCATION

12A Albyn Grove is located within the heart of Aberdeen's prime West End office district, accessed via Albyn Lane.

By virtue of the location, the premises benefit from a vast array of local amenities. Commercial occupiers in the vicinity include Refillosophy, Albyn Garage, Sushi Den, The Grove convenience store and Albyn Hospital. There are also a number of residential occupiers in the immediate vicinity.

The property benefits from excellent access to the main trunk roads both North and South via Anderson Drive (A90). Union Street is a 5 minute walk to the East of the property. The location of the subjects is shown on the plan above which has been provided for indicative purposes only.

### DESCRIPTION

The premises comprise a traditional self-contained office building of block construction. The accommodation is over ground and first floors, under a pitched and slated mansard roof with dormer projections to the front of the property.

Internally, the property provides a number of office rooms, with staff welfare facilities on both ground and first floors. There is a storage room to the rear of the ground floor.

### DEVELOPMENT OPPORTUNITY

The property offers excellent potential for redevelopment into residential dwellings, subject to planning.

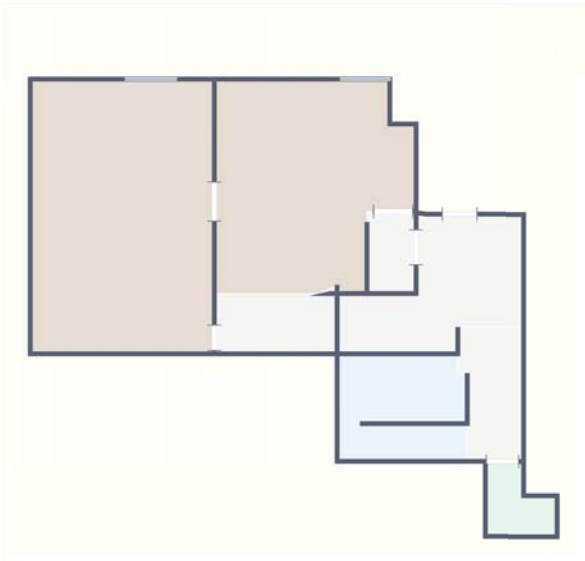
A planning application has previously been submitted for this use, and more information is available from the selling agents.

### FLOOR AREAS

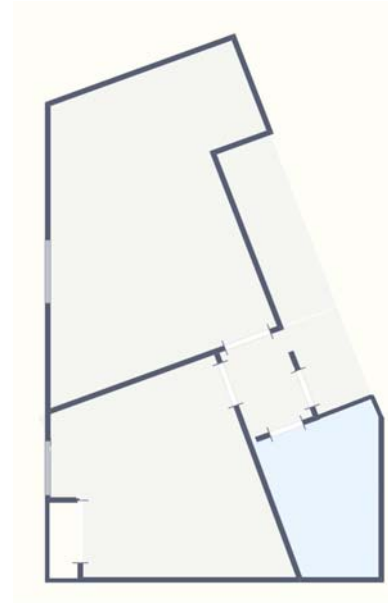
The subjects have been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Ground Floor	61.87 sq.m	667 sq.ft
First Floor	43.28 sq.m	468 sq.ft
<b>Total</b>	<b>105.15 sq.m</b>	<b>1,135 sq.ft</b>





GROUND FLOOR



FIRST FLOOR

## PRICE

Our client is seeking offers in the region of £135,000 for their interest.

## 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

As at 1 April 2023 the property has the following Rateable Value split-

- Ground Floor: £6,100
- First Floor: £5,800

## RATES DETAIL

Any incoming 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

Copy available on request.

## VAT

The property is not elected for VAT.

## LEGAL COSTS

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

## ENTRY

The property is available with full vacant possession from 16th January 2025.

## VIEWING & OFFERS

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

LISA COWIE

t. 01224 597536

e. [lisa.cowie@fgburnett.co.uk](mailto:lisa.cowie@fgburnett.co.uk)

HOLLIE STEVENSON

t. 01224 597533

e. [hollie.stevenson@fgburnett.co.uk](mailto:hollie.stevenson@fgburnett.co.uk)

**FGBURNETT.CO.UK**