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01224 588866

The Capitol, 431 Union Street, Aberdeen, AB11 6DA

FOR SALE
WEST END OFFICE WITH DESIGNATED
PARKING SPACE

REDUCED PRICE
£150,000



9 ALBYN TERRACE
ABERDEEN
AB10 1YP

Viewing is strictly by arrangement
with the sole agents

Floor Space:
93.51 sq m (1,007 sq ft)

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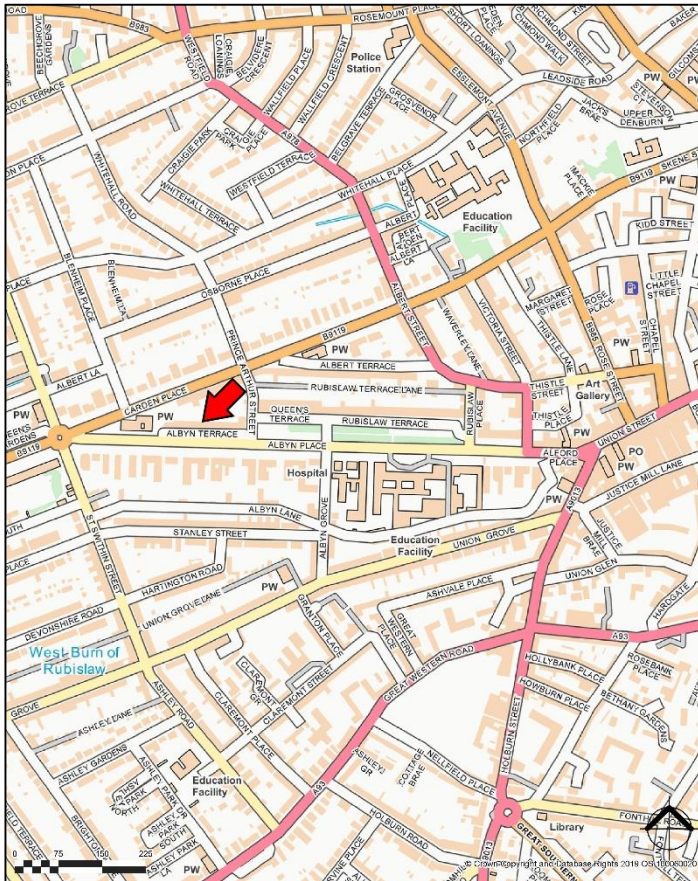
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Location:

The subjects are situated within the heart of Aberdeen's well established West End office district and is located less than 500 yards west of Union Street, the City's main retail thoroughfare.

Occupiers in close vicinity include; Aberdeen Standard Investments, Stronachs Solicitors, Global E&C, Johnston Carmichael Accountants and Mattioli Woods to name but a few. The area also benefits from a number of amenities which include Cognito at The Cross, No10 Bar & Grill, No1 Restaurant, and Parx Cafe.

The exact location is shown on the Ordnance Survey extract above.

Description:

9 Albyn Terrace comprises a mid-terraced, town house of traditional granite and slate construction, arranged over lower ground, ground, first and attic floors, with the available accommodation being the entire Lower Ground Floor.

The available accommodation is predominately of cellular nature, consisting of three offices. The office located at the front of the building however is large enough to provide open plan working space.

The subjects are decorated throughout with carpet floors, woodchip paper lined walls and Category 2 lighting. Timber single glazed units also provide a high level of natural daylight, and the accommodation benefits from a kitchenette and unisex W/C with shower facility. Heating is by way of storage heaters.

Planning permission for a change of use to a 3 bedroom flat has been granted.

Plans are available on request.

Car Parking:

One designated car parking space is located at the front of the property.

In addition to this, on-street metered car parking is available in all surrounding streets and the ingoing tenant will have the benefit from acquiring two parking permits at an additional cost from Aberdeen City Council. Any negotiation is to be held separately with the council.

Accommodation:

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following net internal floor areas are noted below: -

Description	Sq m	Sq ft
Lower Ground Floor	93.51	1,007

Rateable Value:

We are advised that the subjects are currently entered in the Valuation Roll with a NAV/RV of £14,250 effective from 1 April 2023.

Price:

Upon Application.

Energy Performance Certificate (EPC):

The subjects have an EPC Rating of G.

A copy of the EPC and the Recommendation Report can be provided upon request.

VAT:

All monies due under the lease will be VAT chargeable at the applicable rate.

Legal Costs:

Each party will bear their own legal costs incurred in the transaction. The ingoing occupier will be responsible for LBTT and registration dues, where applicable.

Viewing:

To arrange a viewing or for further information, please contact:

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