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## OFFICE PREMISES

- > ATTRACTIVE WEST END LOCATION
- > FLOOR AREA – 301.40 SQM (3,244 SQFT)
- > LARGE CAR PARK TO REAR TO ACCOMMODATE 9 VEHICLES
- > PRICE – UPON APPLICATION

FOR SALE

**3 RUBISLAW TERRACE, ABERDEEN, AB10 1XE**

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## Well Located Office premises within the West End of Aberdeen

### LOCATION:

The Property is located at the Eastern End of Rubislaw Terrace, close to its junction with Rubislaw Place within Aberdeen's prime west end district. In addition, the subjects are also located a short walk from Union Street. Aberdeen's principal retail and commercial thoroughfare and therefore easily accessible to public transport links to all parts of the city.

The surrounding properties within the immediate area are primarily given over to office uses although the area is well served with local amenities to include restaurant, coffee shops and public houses.



## DESCRIPTION

The property comprises a substantial terraced office building of traditional granite construction with a pitched and slated roof over and benefits from a number of original features.

The accommodation provides a mixture of cellular and open plan office space with ancillary staff areas, kitchen, W.C's, shower facility and meeting room. The property is arranged over lower ground, ground, first and second floors.

The premises are finished to a modern specification and has been carpeted throughout with plaster and painted walls and lighting installed. Heating is provided via electric heaters throughout. Natural lighting is provided by timber sash and case glazed windows.

## CAR PARKING:

To the rear of the property there is a large car park with nine allocated spaces although it can accommodate more.



ACCOMMODATION:	m <sup>2</sup>	ft <sup>2</sup>
Lower Ground Floor	69.94	752
Ground Floor	73.29	789
First Floor	85.10	916
Second Floor	73.07	787
<b>TOTAL</b>	<b>301.40</b>	<b>3,244</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS of Measuring Practice (6<sup>th</sup> edition).

### PRICE

Upon Application.

### RATEABLE VALUE

The subjects are currently entered into the Valuation Roll as at 1<sup>st</sup> April 2023 at a Rateable Value of £50,500.

We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

Fresh Start Rates Relief may be available with further information available upon request.

### ENERGY PERFORMANCE CERTIFICATE

The subjects have a current energy performance rating of 'B'

Further information and a recommendation report is available to seriously interested parties on request

### LEGAL COSTS

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

### VAT

All figures quoted are exclusive of VAT at the prevailing rate.



**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
 Mark McQueen, mark,mcqueen@shepherd.co.uk

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