

OFFICE PREMISES

- > ATTRACTIVE WEST END LOCATION
- > SIZE – 302.89 SQM (3,261 SQFT)
- > LOWER GROUND FLOOR CURRENTLY LET AND INCOME PRODUCING
- > PRICE - £325,000
- > CAR PARKING TO FRONT AND REAR

FOR SALE/MAY LET

10 ALBYN TERRACE, ABERDEEN, AB10 1YP

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LOCATION

The subjects are located within the heart of Aberdeen's prestigious West End office district with 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 to include 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

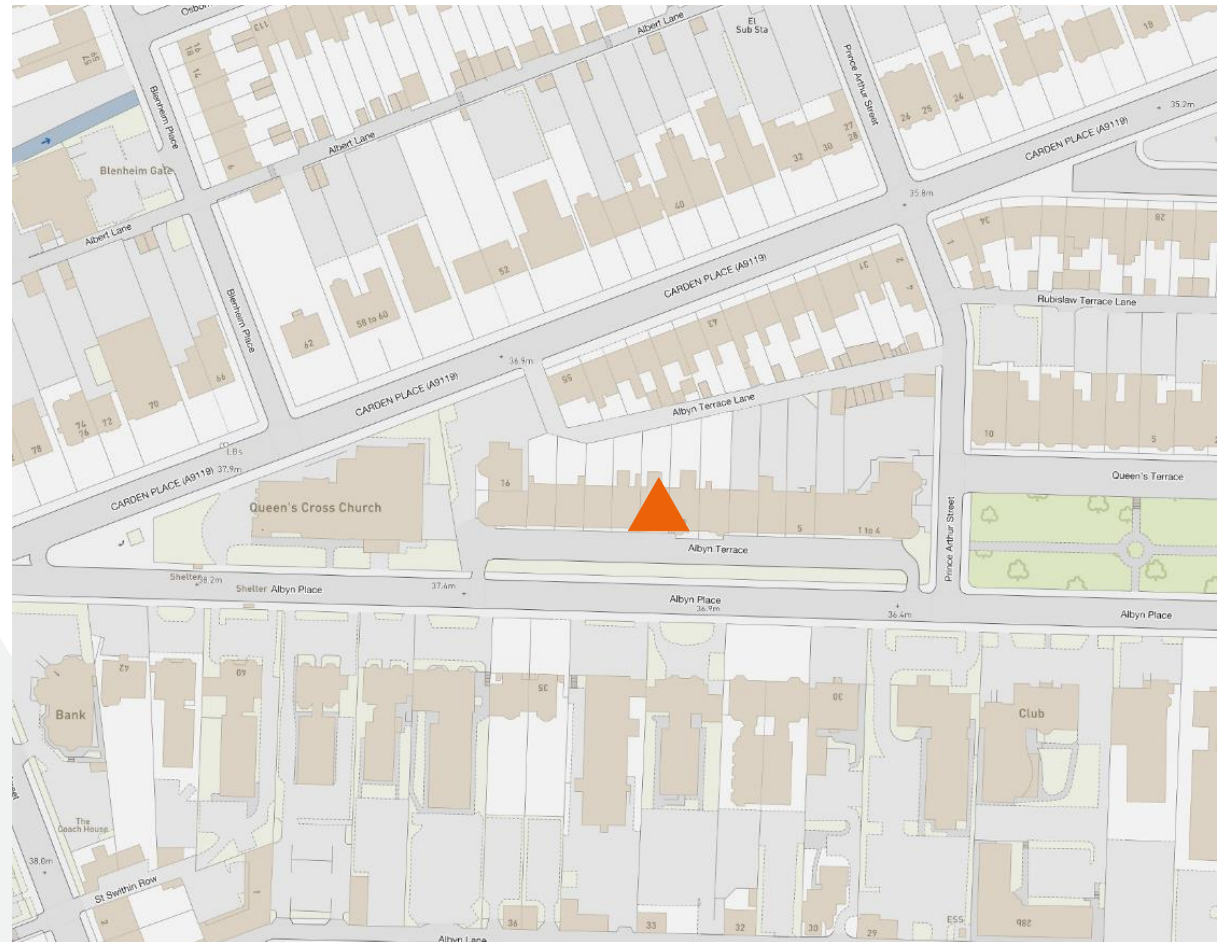
The subjects comprise of a traditional terraced, granite and slate building arranged over lower ground, ground, first and second floors.

The accommodation provides cellular office accommodation along with associated w.c. facilities 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 designed to the front of the building providing a further 4 spaces.



ACCOMMODATION	m ²	ft ²
Lower Ground Floor (currently let)	82.29	886
Ground Floor	84.90	914
First Floor	77.81	838
Second Floor	57.89	623
TOTAL	302.89	3,261

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

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

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.

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.

VAT

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

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 due etc.



For further information or viewing arrangements please contact the joint agents:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800

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