

OFFICE PREMISES

- > PROMINENT WEST END LOCATION
- > MIX OF CELLULAR AND OPEN PLAN OFFICES
- > CAR PARKING TO THE REAR
- > SIZE - 237 SQM (2,551 SQFT)
- > PRICE UPON APPLICATION

FOR SALE

4 ALBERT STREET, ABERDEEN, AB25 1XQ

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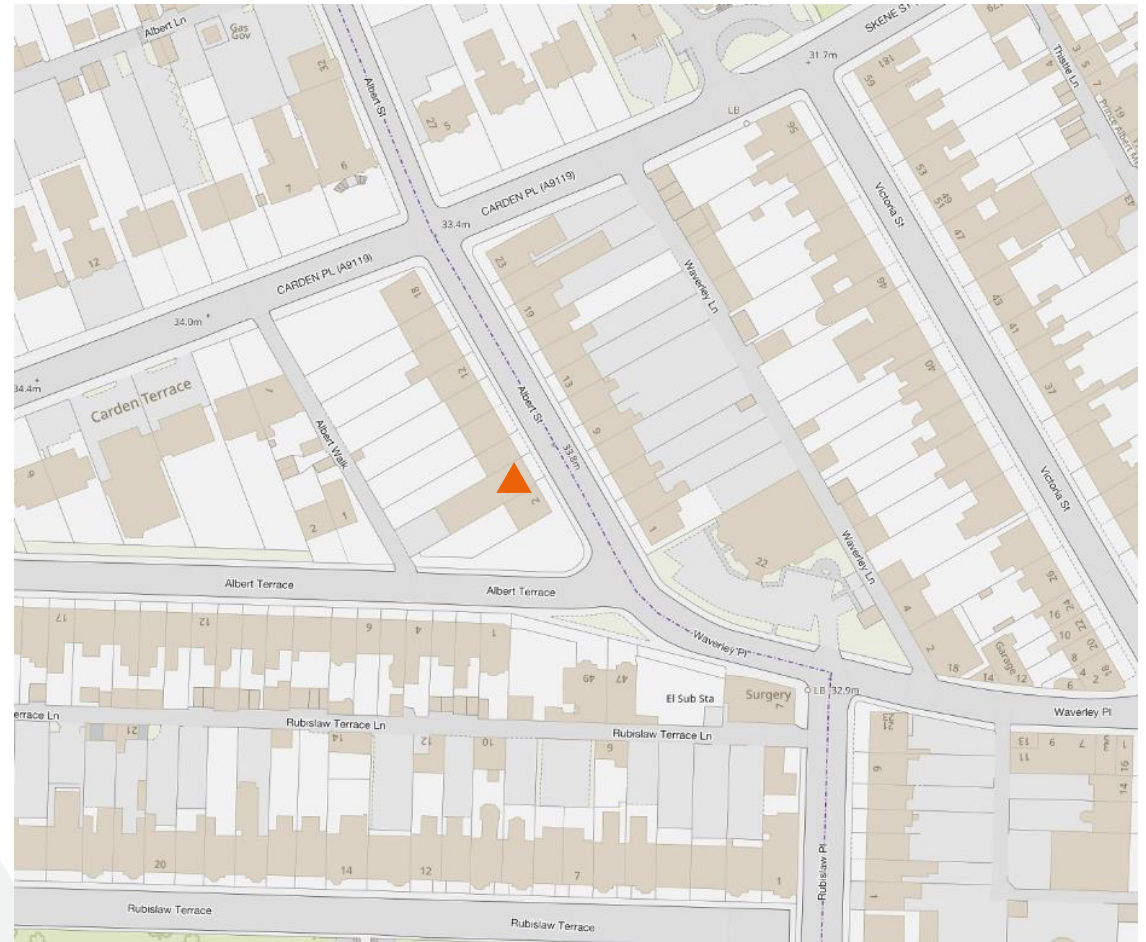


LOCATION

The subject property is located within the heart of Aberdeen's West End office district. Within a short walk of Union Street, Aberdeen's main commercial thoroughfare. The property benefits from an array of local amenity which includes but not limited to: cafe's, restaurants, bars and shops.

DESCRIPTION

The subjects comprise a traditional mid-terraced granite building located across lower ground, ground and first floors. The building also boasts a rear extension at ground floor level. The property includes a mix of open plan and cellular accommodation with access to a communal board room at ground floor level. Parking available at the rear of the property. Internally, the premises offers a modern specification with carpet tiles, painted and plastered walls. Heating is provided by wall mounted radiators, served by a gas fired central heating system.



ACCOMMODATION	m ²	ft ²
Lower Ground Floor	46.64	502
Ground Floor	136.94	1,474
First Floor	53.42	575
TOTAL	237	2,551

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

RATEABLE VALUE

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website as:

AREA	Rateable Value
4 Albert Street	£20,250
Ground Floor Front	£6,600
First Floor Front	£2,900
Basement	£7,000
First Floor Rear	£2,900
TOTAL	£39,650

A purchaser would have the opportunity to appeal these Rateable Values.



PURCHASE PRICE

Upon application

ENERGY PERFORMANCE CERTIFICATE

Further information and a recommendations report are available to seriously interested parties upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs associated with the transaction with the purchaser being responsible for any registration dues, LBTT, etc.

VAT

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



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

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