

## WEST END OFFICE PREMISES

- > PRICE - £600,000
- > RENTAL - £53,500 PER ANNUM
- > TOTAL SIZE – 248.53 SQM (2,678 SQFT)

FOR SALE/TO LET

**2 ALBYN PLACE, ABERDEEN, AB10 1YH**

**CONTACT:** Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk), 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)  
Alex Robb, [alex@abrobb.com](mailto:alex@abrobb.com), 01224 611800 [www.abrobb.com](http://www.abrobb.com)



## LOCATION

The property occupies a prominent corner site at the junction Albyn Place and Victoria Street within Aberdeen's prestigious West End office district and walking distance from Union Street, the principle shopping thoroughfare.

## DESCRIPTION

The property comprises a four storey end terraced office building of traditional granite and slate construction.

## CAR PARKING

5 exclusive car parking spaces are provided to the front of the building finished in tarmac and a double garage is provided to the rear.

## SERVICES

All main services are installed. A combined heating and cooling system is installed.

## DEVELOPMENT POTENTIAL

Plans have been approved for a two storey extension to the rear of the building providing an additional (130 SQM (1,399 SQFT)) of office space.

Furthermore the property may be suitable for conversion and development for a residential scheme. Indicative plans have been prepared which show 5 two bedroom and 3 one bedroom apartments which are available on request.

## RATING ASSESSMENT

The property is entered in the current Valuation Roll at £58,500.

The Uniform Business Rate for the year 2019/2020 is 51.6p in the £.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Rating of 'F'. Further details are available on request.

## PRICE

Offers in the region of £600,000.

## RENTAL

£53,500 per annum.

## LEASE TERMS

Alternatively, the property is offered on a new Full Repairing and Insuring Lease for a period to be agreed.

## VAT

All figured quotes are exclusive of Value Added Tax.

## GROUND TENURE

Freehold.

## ENTRY DATE

On completion of legal formalities.

## ACCOMMODATION

The subjects provide the following accommodation:-

ACCOMMODATION	SqM	SqFt
Lower Ground Floor	66.52	716
Ground Floor	66.89	720
First Floor	76.09	819
Second Floor	39.02	420
<b>TOTAL</b>	<b>248.52</b>	<b>2,675</b>

The foregoing areas have been calculated on a net internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.



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

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

Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk)

Alex Robb, [alex@abrobb.com](mailto:alex@abrobb.com), 01224 611800 [www.abrobb.com](http://www.abrobb.com)

