

# Ryden

## FOR SALE

**GROUND & BASEMENT OFFICE**  
**89.3 SQ M (960 SQ FT)**



**1 PITSTRUAN PLACE**  
**ABERDEEN**  
**AB10 6PQ**

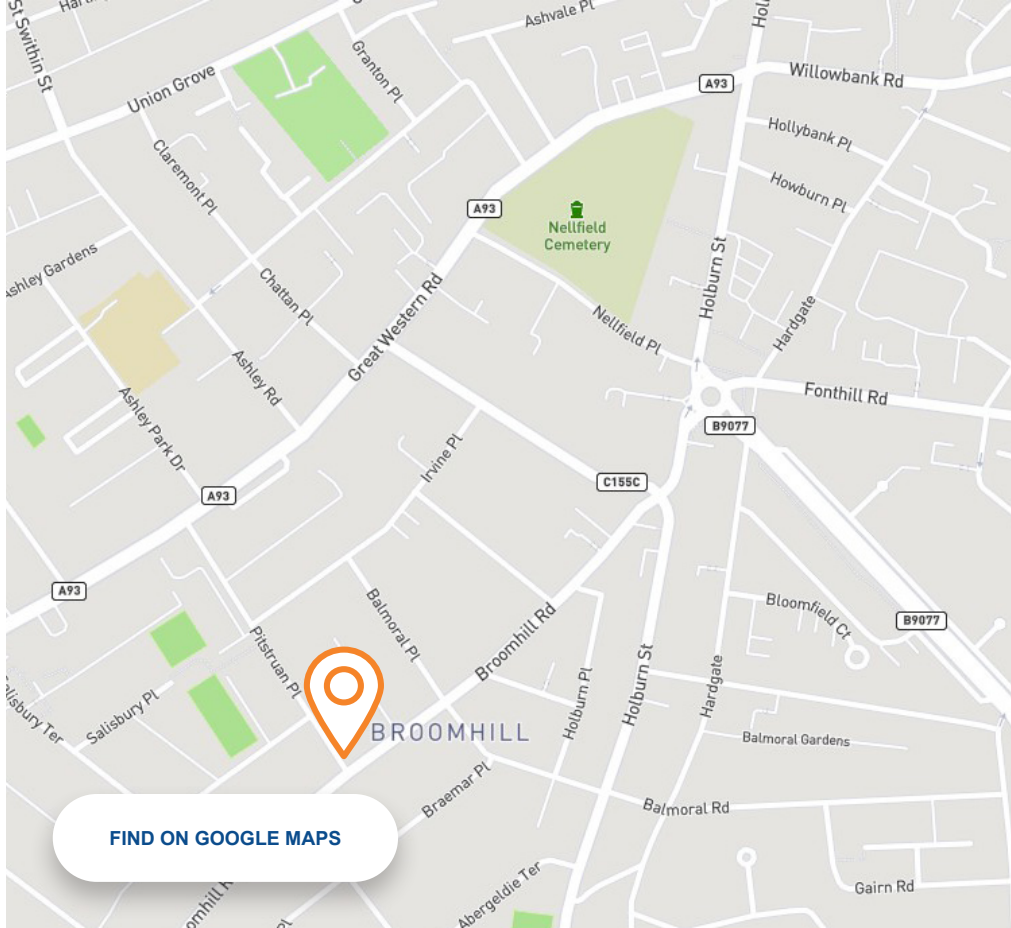
**CENTRAL LOCATION A  
MILE FROM THE WEST  
END & UNION STREET**

**WELL MAINTAINED  
IMMACULATE CONDITION  
WITH FRESH DECOR**

**SUITABLE FOR  
ALTERNATIVE USES**

**AVAILABLE IMMEDIATELY**

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## LOCATION

The property is located on the north side of Broomhill Road at the junction of Pitstruan Place in the heart of a primarily residential area.

The property benefits from close proximity to both Holburn Street and Great Western Road, as well as being approximately a mile from the West End and Union Street.

## DESCRIPTION

The subjects comprise a ground floor and basement office premises contained within part of an end terraced mixed use property of granite construction under a pitched and slated roof. Internally, the property comprises one large open plan office and two smaller cellular office rooms, as well as a tea prep area. At the basement level there is a large office/storage room and two toilets. The property has been well maintained and is in immaculate condition with fresh decor and good quality carpeting throughout. The subject also benefits from gas central heating and is double glazed throughout.

## ACCOMMODATION

We have calculated the following approximate

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	53.5	576
BASEMENT	35.7	384
<b>TOTAL</b>	<b>89.3</b>	<b>960</b>

## CAR PARKING

On street un-metered car parking is available immediately outside the property.

## RATEABLE VALUE

The property is currently entered in the Valuation Roll with a Rateable Value of £12,250 effective from 1 April 2023. Therefore, Rates payable will be £6,100 per annum.

## PRICE

£150,000, exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of B.

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

## VAT

VAT will be payable on monies due under the sale.

## LEGAL COSTS

In the normal manner, each party will cover their own legal and professional expenses incurred in documenting the lease. The ingoing tenant will be responsible for any LBTT or registration dues, where applicable.

## ENTRY

Entry is available immediately upon conclusion of legal missives.

**THE PROPERTY  
BENEFITS  
FROM CLOSE  
PROXIMITY TO  
BOTH HOLBURN  
STREET AND  
GREAT WESTERN  
ROAD.**





# GET IN TOUCH

Please get in touch with our letting agent for more details.

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