

FOR SALE - REDUCED PRICE

16 North Silver Street

Aberdeen, AB10 1RL

OFFICE BUILDING SUITABLE FOR A RANGE OF USES



37 ALBYN PLACE
ABERDEEN
AB10 1YN

01224 971 111

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KEY HIGHLIGHTS

- **Fixed price of £200,00**
- Traditional City Centre Townhouse
- The subjects extend to 1,350 Sq. ft (125.4 sq. m)
- Potential for conversion to alternative use
- Generous car parking provision to the rear (1:192 Sq. ft)

LOCATION

The property is located on the east side of North Silver Street in the city centre of Aberdeen. The building is situated to the north of Union Street, Aberdeen's principle retail thoroughfare. By virtue of its central location, the property benefits from a variety of surrounding occupiers from commercial and retail to residential. The property is easily accessible through main modes of public transport: Bus and Train, and also benefits from strong road connections.

The property is also a short distance away from the newly renovated Union Terrace Gardens.

DESCRIPTION

- Terraced city centre townhouse.
- Four storeys of office accommodation.
- Strong car parking with dedicated car park with space for 6 - 7 cars.
- Cellular in nature with an open plan first floor.
- Mixture of LED and fluorescent tube lighting.
- Upgraded bathrooms throughout with shower on basement level.

- Traditional sash and case windows with skylights on the second floor.
- Heating provided via wall mounted radiators and a combi-boiler.

ACCOMODATION

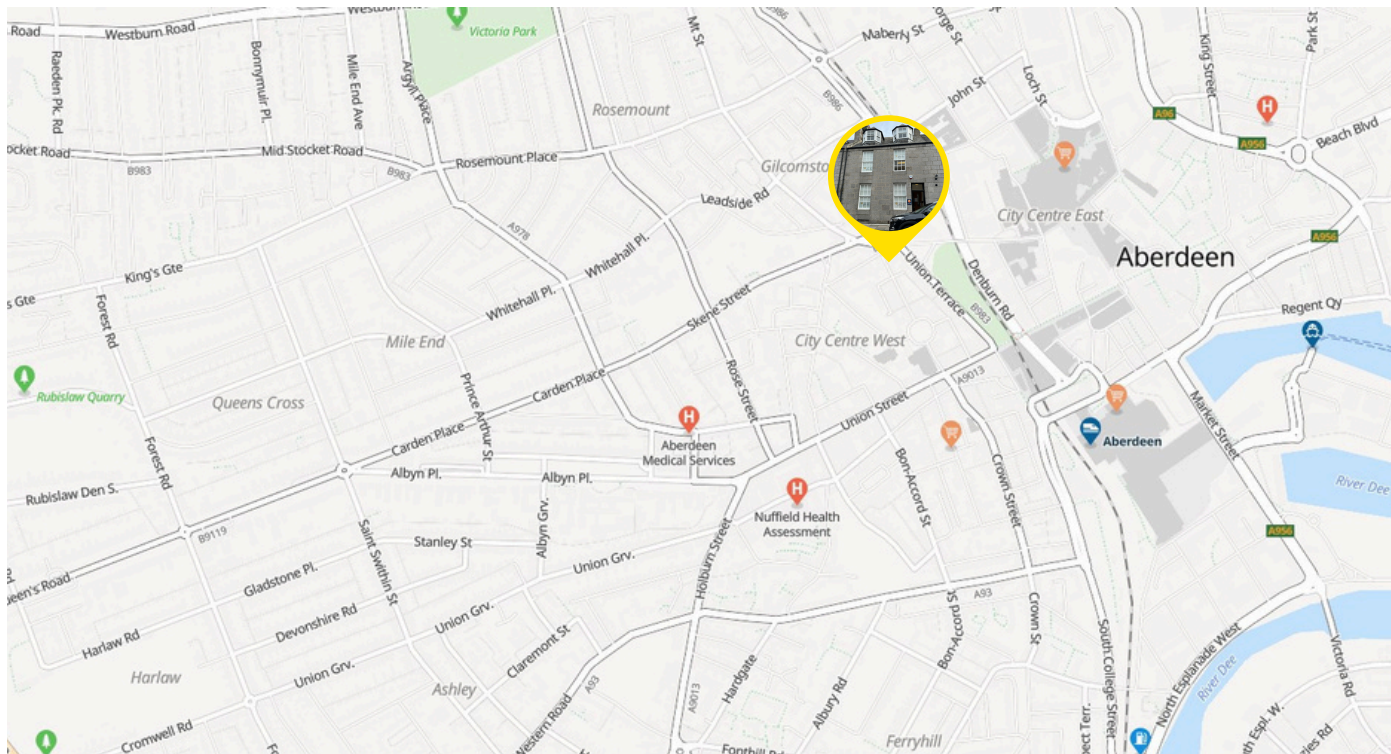
FLOOR AREA	SQ FT	SQ M
Basement	279	25.95
Ground Floor	381	35.37
First Floor	383	35.62
Second Floor	307	28.56
TOTAL	1,350	125.4

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PRICE

Offers of £200,000 are invited for the property.

EPC

A copy of the Energy Performance Certificate can be provided to any interested party on request.

RATING ASSESSMENT

The building is entered in to the valuation roll with a rateable value of £18,000 effective as of 1st April 2023.

LEGAL COSTS

Each party will bear their own legal expenses and transactional costs. The Purchaser will be responsible for any applicable Land and Buildings Transaction Tax (LBTT) and Registration Dues.

VAT

All figures quoted throughout this schedule are exclusive of VAT.

VIEWINGS AND OFFERS

By prior arrangement with the sole selling agent, to whom all formal offers should be submitted in Scottish Legal form.



CONTACTS

For further information please contact:

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