

Ryden

FOR SALE

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

REDUCED PRICE



1 PITSTRUAN PLACE
ABERDEEN
AB10 6PQ

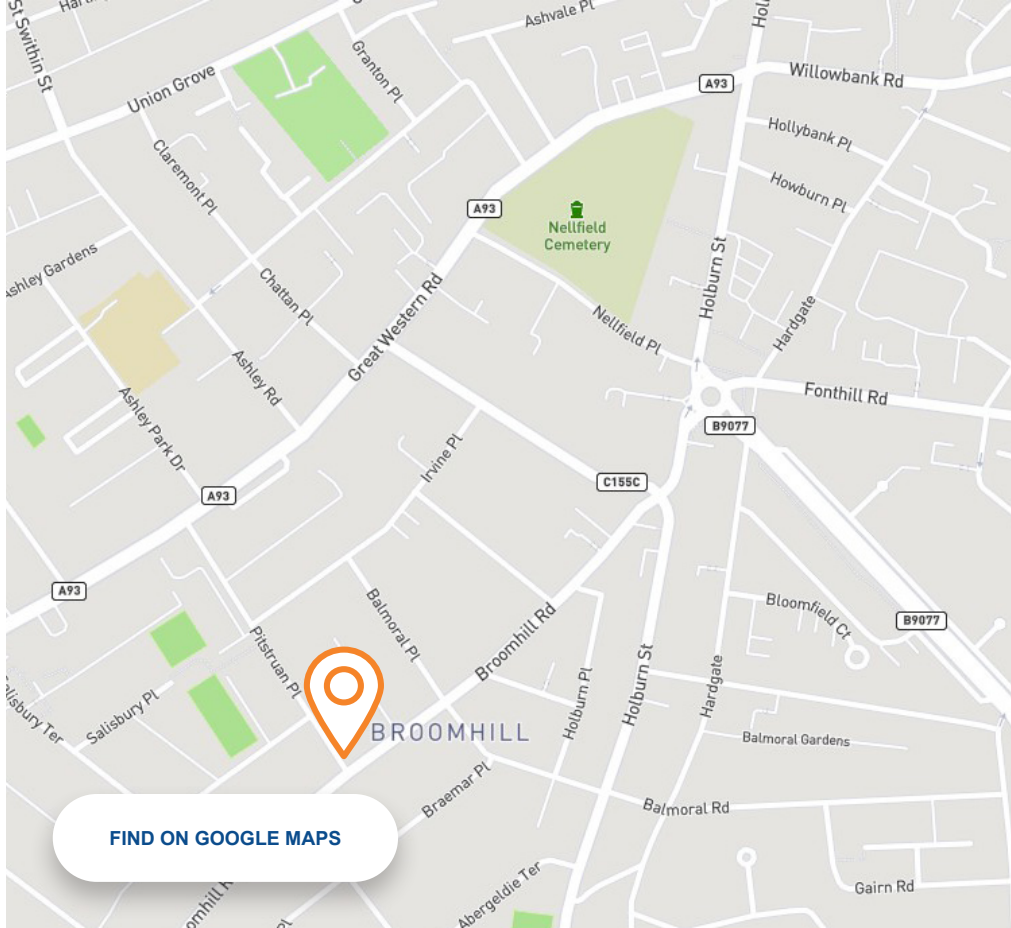
CENTRAL LOCATION A
MILE FROM THE WEST
END & UNION STREET

WELL MAINTAINED
IMMACULATE CONDITION
WITH FRESH DECOR

SUITABLE FOR
ALTERNATIVE USES

AVAILABLE IMMEDIATELY

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



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



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
TOTAL	89.3	960

CAR PARKING

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

PRICE

£125,000, exclusive of VAT.

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. Future occupier may qualify for 93% SBBS relief subject to meeting the qualifying criteria.

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 incoming tenant will be responsible for any LBTT or registration dues, where applicable.

ENTRY

Entry is available immediately upon conclusion of legal missives.



**1 PITSTRUAN PLACE
ABERDEEN
AB10 6PQ**

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

GET IN TOUCH

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

Erin Chessor

T 07570 382 544

E erin.chessor@ryden.co.uk

Ryden

The Capitol
431 Union Street
Aberdeen
AB11 6DA

01224 588 866

ryden.co.uk

Ryden

© Ryden LLP. Details of Ryden can be viewed on our website www.ryden.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranties are made by Ryden as to its accuracy or completeness and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecast and opinions for any other purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by Ryden or any of its members, partners, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provision of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. **September 2025**

