

# For Sale

£250,000  
£75 PER SQ.FT



## Entire City Centre Office Building With Development Potential

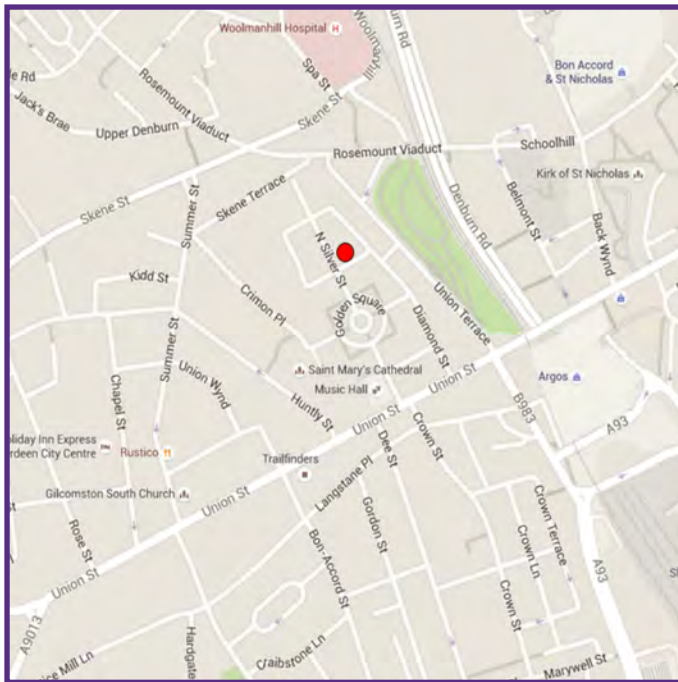
6/8 North Silver Street  
Aberdeen  
AB10 1RL

309.40 sq.m (3,330 sq.ft)



## FG Burnett

Call 01224 572661  
[www.fgburnett.co.uk](http://www.fgburnett.co.uk)



## Floor Area

The property was measured in accordance with International Property Measurement Standards (IPMS 3), and the following areas derived;

Lower Ground Floor	59.7 sq.m	642 sq.ft
Ground Floor	82.8 sq.m	891 sq.ft
First Floor	97.0 sq.m	1,044 sq.ft
Second Floor	69.9 sq.m	753 sq.ft
<b>TOTAL</b>	<b>309.40 sq.m</b>	<b>3,330 sq.ft</b>

Limited Use Areas 29.5 sq.m 307 sq.ft

## EPC

The property has an EPC rating of E. A copy of the EPC can be provided upon request.

## Price

£250,000

## Rateable Value

£45,250

Any new occupier has a right of appeal against the Rateable Value shown. In addition, a new occupier may be entitled to relief from rates under various schemes currently in force. Further information is available from your FG Burnett contact or from the Aberdeen City Council website (<https://www.aberdeencity.gov.uk/services/business-and-licensing>).

## VAT

VAT is payable in addition to all monies due.

## Legal Costs

Each party will be responsible for their own legal costs. The tenant/purchaser will be responsible for any LBTT and Registration Dues applicable.

## Viewing & Offers

Strictly by arrangement through the sole agent to whom all offers should be submitted in Scottish Legal Form.

Interested parties are advised to note their interest in writing in order to ensure of being informed of any closing date which may be set.

## Location

The building is located on the East Side of North Silver Street, in close proximity to the popular office area of Golden Square and Union Street, Aberdeen's principal retail and commercial thoroughfare. By virtue of the location, there is a vast array of local amenity. The exact location is displayed on the plan above which has been provided for indicative purposes only.

## Description

A traditional end terraced granite and slate office building, arranged over basement and three upper floors. The property benefits from a modern fit out and specification including the following;

- Carpeted floors
- Suspended ceilings with inset diffused lighting
- A mix of painted / papered walls
- Gas fired central heating
- Single glazed sash and case windows
- Door entry system
- Intruder and fire alarm systems

Male and female W/Cs are provided at basement level and there is a small, well appointed, kitchen/break out area.

## Development

In terms of the Local Development Plan, the property is situated within a mixed use (H2) zone. Therefore, the subjects offer an ideal opportunity for alternative uses.

# Contact

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Money Laundering Regulations require us to conduct due diligence not only on our client but also on any purchasers.

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