

# For Sale



## Flexible Ground Floor & Basement Accommodation

183A Crown Street  
Aberdeen  
AB11 6JA

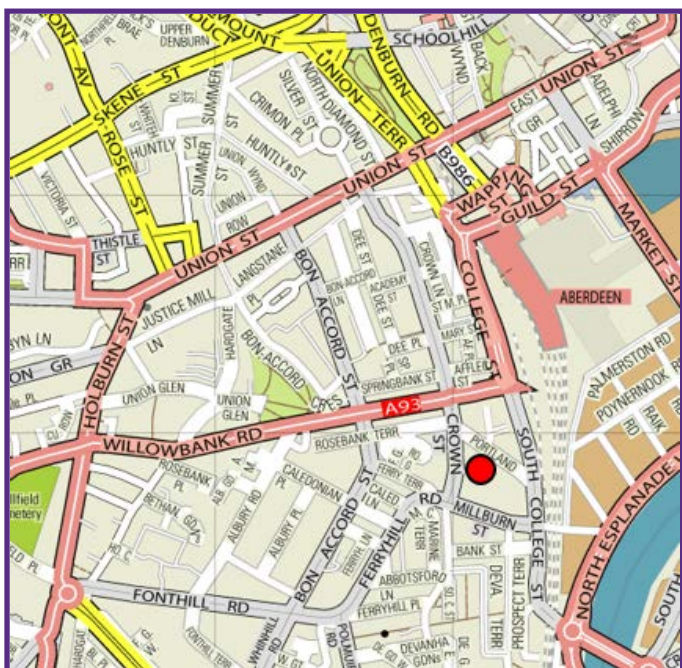
129.13 sq.m (1,390 sq.ft) approx



**FG Burnett**

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





### Location

The subjects are located on the east side of Crown Street within Aberdeen City Centre and comprise part of the ground floor and basement of a two storey and attic granite building which has been extended to the rear. A timber shop front is installed.

### Description

The accommodation comprises reception/retail area and office together with toilet facilities. The rear extension provides workshop/laboratory/storage accommodation. Doors at the rear lead to an enclosed communal area. There is basement storage.

### Floor Areas

We have measured the subjects and calculated the following net internal floor areas:-

Ground Floor	94.72 sq.m	(1,020 sq.ft approx)
Basement	34.41 sq.m	(370 sq.ft approx)

### Tenure

Heritable, the Scottish equivalent of English Freehold.

### Rateable Value

The Valuation Roll shows a Rateable Value of £10,250 for the subjects with effect from 1 April 2017.

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/>).

### EPC Rating

A copy of the EPC is available from the selling agent.

### VAT

Any price quoted is exclusive of VAT which may be applicable.

### Price

Offers over £90,000.

### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser will be responsible for the payment of any LBTT or registration dues applicable.

### Viewing & Offers

Viewing is strictly by arrangement with the sole selling agent. All offers should be submitted in Scottish Legal Form.

### Entry

By arrangement on conclusion of legalities.

## Contact

**Richard Noble**

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Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

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

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