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25 Albyn Place, Aberdeen AB10 1YL

## FOR SALE BUSINESS SPACE IN CITY CENTRE LOCATION



116 ROSEMOUNT PLACE  
ABERDEEN  
AB25 2YW

Viewing strictly by appointment with the sole selling agents.

Floor Space:  
362 sq m (3,888 sq ft)

Contact:  
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020 7436 1212

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**Location:**

The property is located in a prominent position on the north side of Rosemount Place, which is approximately 1 mile north-west of the City Centre.

Surrounding occupiers are a mixture of retail, office and residential uses and include; Homeguard Leasing, Panda Valley, Indigo Sun, Vanity Studio, M2 Hair, Sainsbury's and Pasta Plus.

The exact location is shown on the plan above.

**Description:**

The subjects comprise of a semi-detached building which formerly formed part of a church. The building is of traditional granite block construction under a pitched slate clad roof. The building now provides three self-contained office suites.

The front office suite comprises of cellular accommodation and has previously been used as a dental surgery. The suite has Cat 2 lighting and benefits from an ancillary toilet, kitchen, air conditioning and gas central heating throughout.

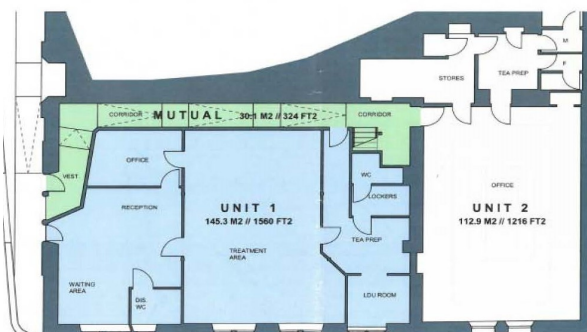
The rear office suite also comprises cellular office accommodation, and is finished by way of plasterboard lined walls and ceilings, suspended timber flooring and single glazed timber framed windows. Gas central heating is provided through hot water radiators and lighting by a mix of Cat 2 lighting and spotlights.

The mezzanine office suite is of comparable specification to the ground floor suites. It is predominantly open plan with two separate meeting rooms in addition to an ancillary toilet, kitchen and shower facilities.

**Accommodation:**

The subjects comprise the following net internal areas, as measured in accordance with the RICS Code of Measurement Practice (6th Edition):-

Front Office Suite:	129 sq m	1,388 sq ft
Rear Office Suite:	95 sq m	1,018 sq ft
Mezzanine Office Suite:	138 sq m	1,482 sq ft
<b>TOTAL:</b>	<b>362 sq m</b>	<b>3,888 sq ft</b>



Ground Floor

**Rating:**

We are advised that the subjects are currently entered in the Valuation Roll, from 1 April 2017, as follows: -

Front Office Suite:	£13,250
Rear Office Suite:	£11,250
Mezzanine Office Suite:	£15,500

**Energy Performance Certificate (EPC):**

The subjects have an EPC Rating of F.

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

**Price:**

Offers in the region of £200,000 are sought for our client's heritable interest.

**VAT:**

Where applicable, VAT will be charged at the prevailing rate.

**Legal Costs:**

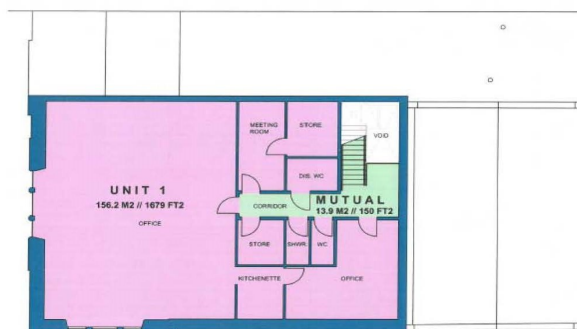
Each party will meet their own legal costs in relation to the transaction, however, the purchaser will be responsible for any LBTT and registration dues.

**Viewing & Further Information:**

To arrange a viewing, or for further information, please contact:

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Mezzanine Floor