

# For Sale

CLOSING DATE  
FRIDAY 26 JULY 2019



Prominent Self Contained West End Office/Retail Accommodation

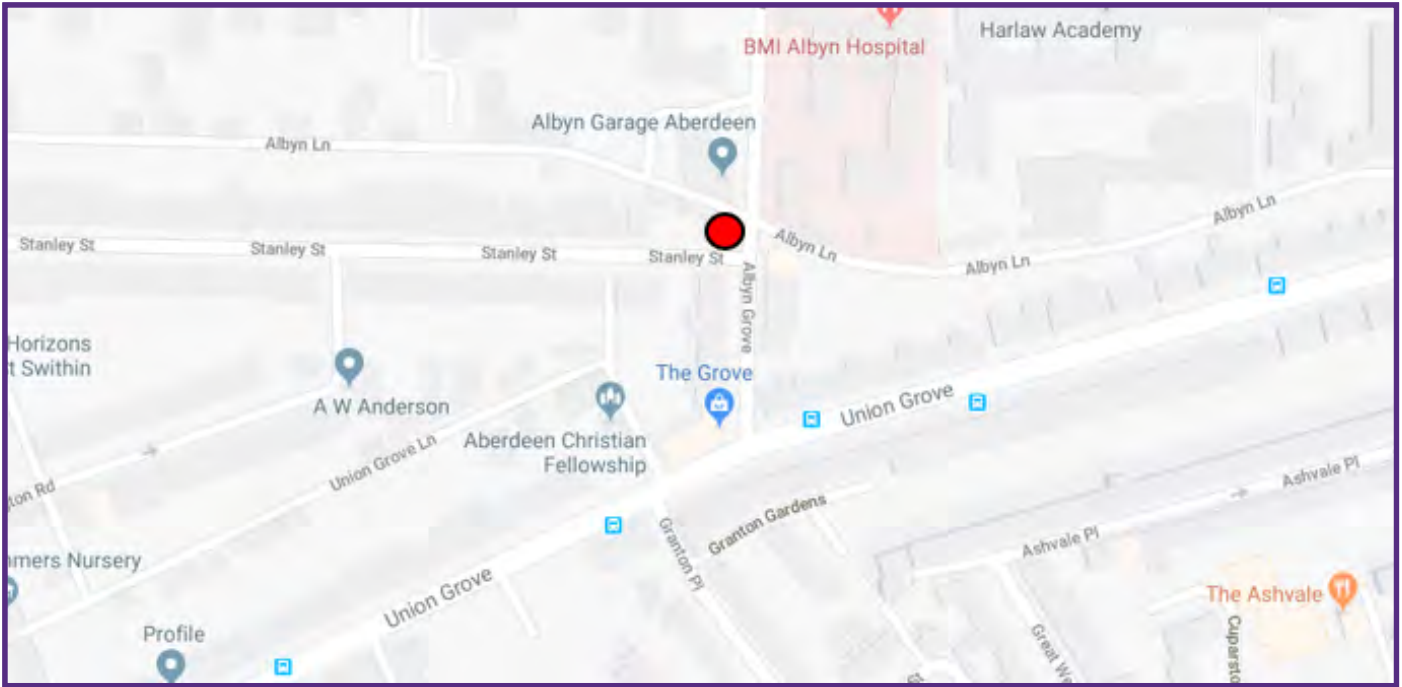
12-14 Albyn Grove  
Aberdeen  
AB10 6SQ

161.3 sq.m (1,736 sq.ft)



**FG Burnett**

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



### Location

The property is located on the West side of Albyn Grove within Aberdeen's West End office district. In a prominent position, the property has frontage on to both Albyn Grove and Stanley Street as well as Albyn Lane.

### Description

The property comprises the ground floor and basement of a three storey attic and basement building of granite construction. Internally the property is well presented providing reception area, open plan office, meeting room, kitchen, disabled WC and single WC. The basement provides additional storage and benefits from some natural light.

### Floor Areas

The following approximate net internal areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Ground Floor	92.9 sq.m	(1,000 sq.ft)
Basement	68.4 sq.m	(736 sq.ft)
<b>Total</b>	<b>161.3 sq.m</b>	<b>(1,736 sq.ft)</b>

### EPC Rating

A copy of the Energy Performance Certificate and Findings Report is available from the selling agent.

### Price

Offers over £250,000.

### Rateable Value

The Valuation Roll shows a Rateable Value of £15,000 effective 1 April 2018.

If this is your only property, under the Small Business Bonus Scheme, an occupier may be eligible for 100% relief. Should you occupy more than one property, the cumulative Rateable Values of your property fall on or below £35,000 RV, then there is a possibility that you could benefit from 25% relief on each property, providing that individually they are below £18,000.

### VAT

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

### Legal Costs

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

### Entry

To be agreed upon conclusion of all legalities.

### Viewing & Offers

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

## Contact

### David Henderson

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### Graeme Nisbet

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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.

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