



MODERN FIRST FLOOR OFFICE SUITE WITHIN THE WEST END



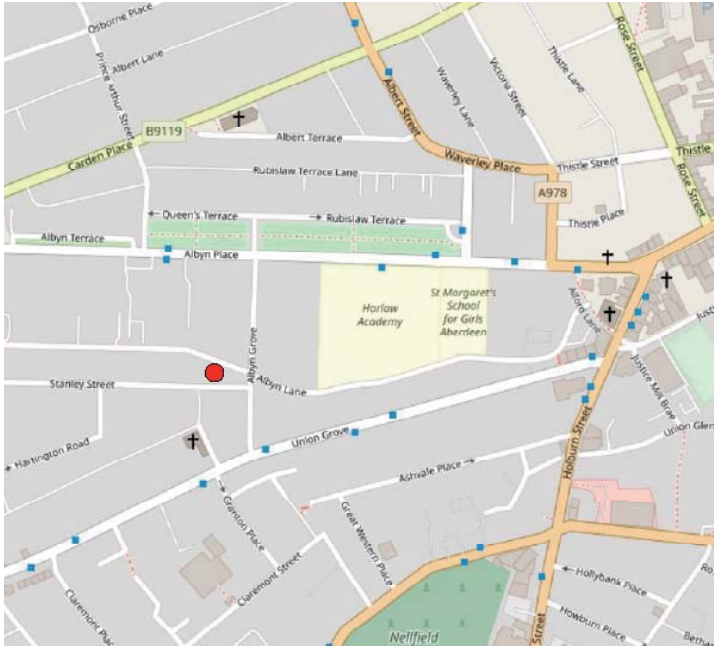
TO LET / MAY SELL

# 12A Albyn Grove

Aberdeen, AB10 6SQ | 33.07 sq.m (356 sq.ft)

To request a viewing call us on 01224 572661

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## LOCATION

12A Albyn Grove is located within the heart of Aberdeen's prime West End office district, accessed via Albyn Lane.

By virtue of the location, the premises benefit from a vast array of local amenity and also excellent access to the main trunk roads both North and South via Anderson Drive (A90).

The location of the subjects is shown on the plan above which has been provided for indicative purposes only.

## DESCRIPTION

The premises comprises a self contained office building of block construction. The available accommodation is arranged over the first floor.

The building has been recently and comprehensively refurbished, with new kitchens and bathrooms having been installed and the office area redecorated. The office benefits from electric panel heating, single glazed windows, ceiling mounted diffused strip lights and painted plaster walls. An intruder alarm system is installed, covering the entire building.

The property is arranged in a cellular fashion with two open plan offices (one incorporating a kitchen) and a toilet with shower.

## PROPERTY DETAILS

Rent	£8,000 p.a.	
Sale	Our client would consider selling their freehold interest with the benefit of the tenant in the Ground Floor Suite in place.	
Lease Details	Tenant: Douglas Leal, Chiropodist & Podiatrist. Term: 10 years from 17/01/20 with tenant break at 5th anniversary. Rent: £8,500 per annum.	
Rateable Value	First Floor £8,600.	
Rates Detail	Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under various schemes currently available.	
EPC Certificate	G. Copy available on request.	
Legal Costs	Each party will be responsible for their own legal costs incurred.	
Floor Areas	The property has been measured in accordance with IPMS3 and approximate area derived:-	
First Floor	33.07 sq.m	356 sq.ft
Total	33.07 sq.m	356 sq.ft

## VIEWING & OFFERS

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

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