

For Sale

FIXED PRICE £250,000
£75 per sq.ft



Entire City Centre Office Building With Development Potential

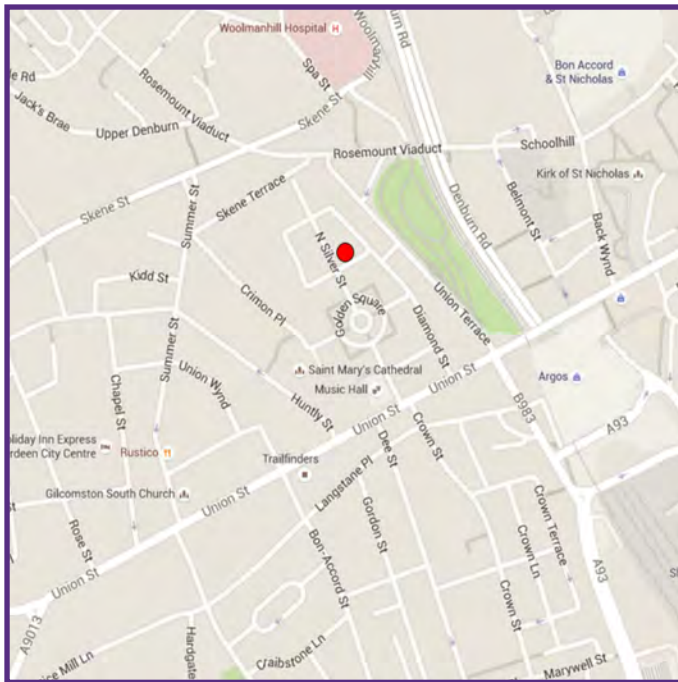
6/8 North Silver Street
Aberdeen
AB10 1RL

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



FG Burnett

Call 01224 572661
www.fgburnett.co.uk



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
TOTAL	309.40 sq.m	3,330 sq.ft
Limited Use Areas	29.5 sq.m	307 sq.ft

EPC

A copy of the EPC can be provided upon request.

Fixed Price

£250,000.

Rateable Value

£45,250

Any new occupier will have a right of appeal against the above figure.

You may be eligible for 100% relief for a period of 12 months. NB in order to benefit the premises must have been vacant for a minimum period of 6 months and an application for vacant relief has had to been made in this period.

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

Graeme Nisbet

T: 01224 597532

E: Graeme.Nisbet@fgburnett.co.uk

Jonathan Nesbitt

T: 01224 597531

E: Jonathan.Nesbitt@fgburnett.co.uk

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.

Goat Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office.

© Crown Copyright PU 100017316. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.



FG Burnett

33 Albyn Place, Aberdeen AB10 1YL
T: 01224 572661 F: 01224 593496