



# TO LET / FOR SALE

## High Quality West End Offices

Change Of Use Obtained for Single Residential Dwelling

Refurbished To a High Standard

Secure Car Park to Rear

Floor Area – 267.25 SQM (2,877 SQFT)

Price – £325,000

**16 RUBISLAW TERRACE, ABERDEEN, AB10 1XE**

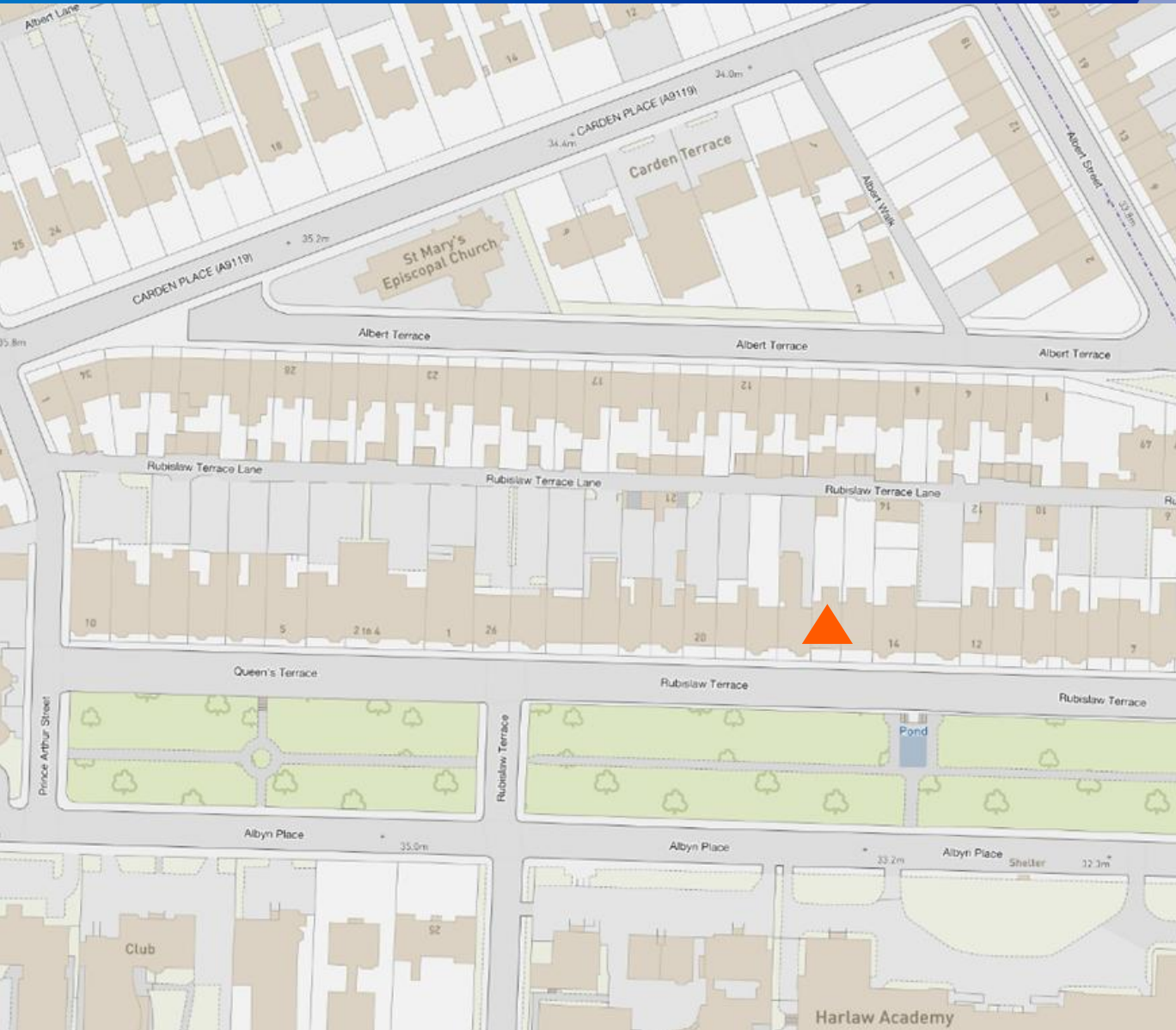
**CONTACT: Mark McQueen** | [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk) | 01224 202800 | [shepherd.co.uk](http://shepherd.co.uk)





## Location

16 RUBISLAW TERRACE, ABERDEEN, AB10 1XE



The subjects are located on Rubislaw Terrace within the heart of Aberdeen's prime West End office district. Rubislaw Terrace is one of the most prestigious office addresses within the City and is also in close proximity to Union Street, Aberdeen's main commercial and retail thoroughfare. Accordingly, the premises provide excellent access to the City Centre and all parts of the City.

The location is mixed use in nature with the surrounding buildings being mainly used for office and residential purposes. Other commercial occupiers include Moossh Beauty, Balfour + Manson LLP and Storie Cruden & Simpson.

This location within the west end is also a popular spot for hospitality and nightlife venues such as Parxx Café, Cognito on the Cross, No 10 bar & Restaurant and The Dutch Mill, all being within short walking distance.

West End Office Premises



FIND ON GOOGLE MAPS



# Description

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The subjects comprise of a traditional mid terrace building of granite and slate construction. The accommodation is arranged over lower ground, ground, first and top floor levels and provides good cellular office accommodation.

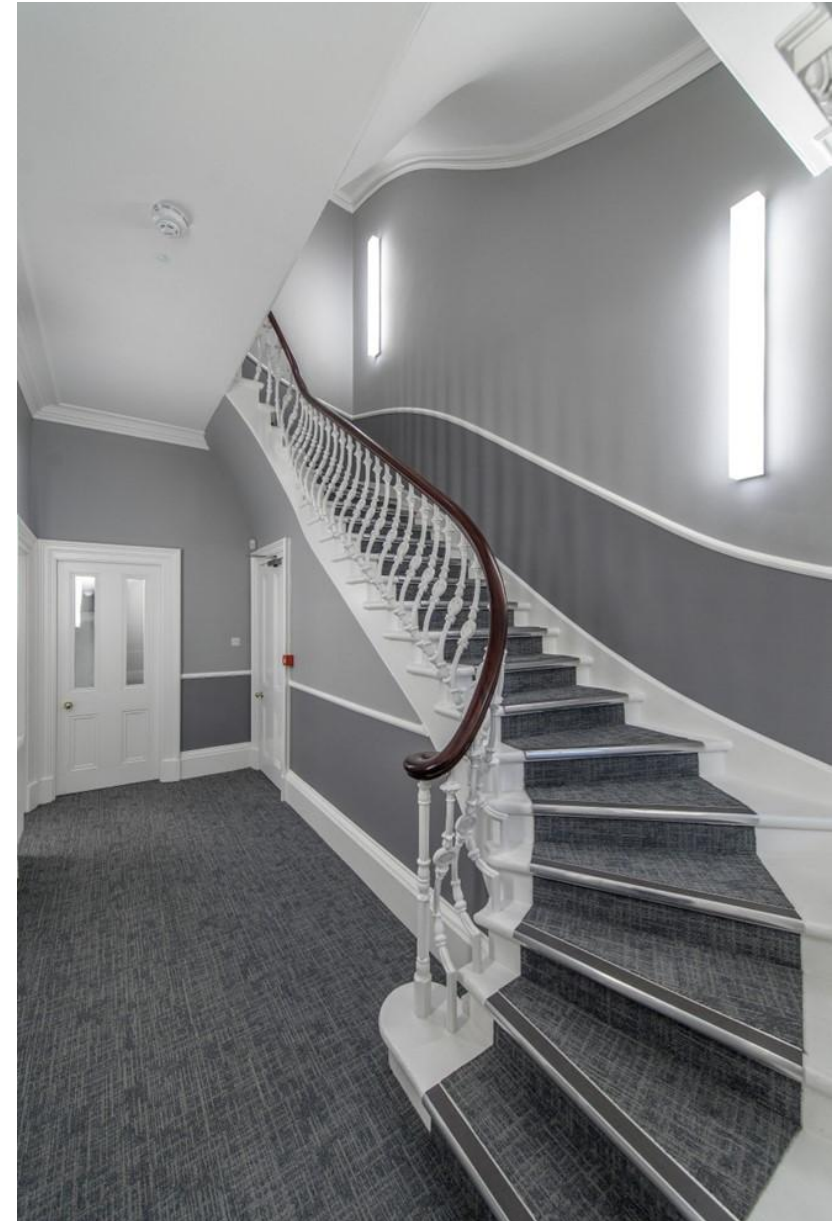
The premises are fitted to a high standard and have been upgraded to include:

- Full Carpet Replacement
- Decoration throughout
- Modern LED lighting
- Installation of kitchen area
- High quality W.C. facilities and shower facilities
- New gas central heating boiler
- New double glazed windows
- Overhaul of external fabric



# Photographs

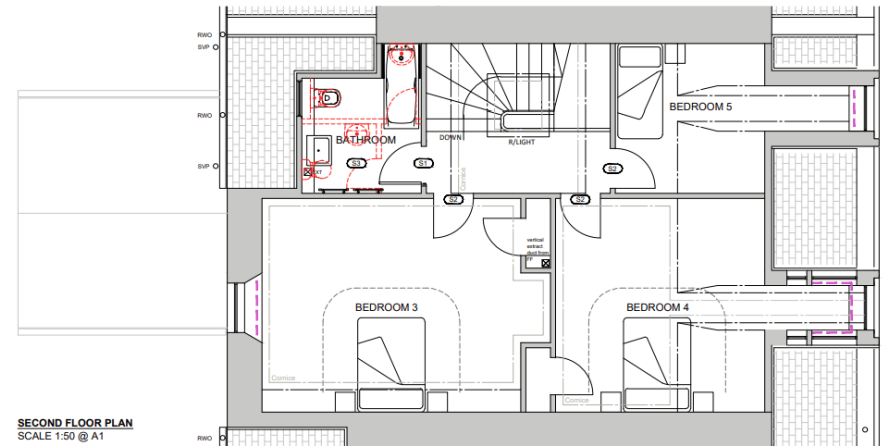
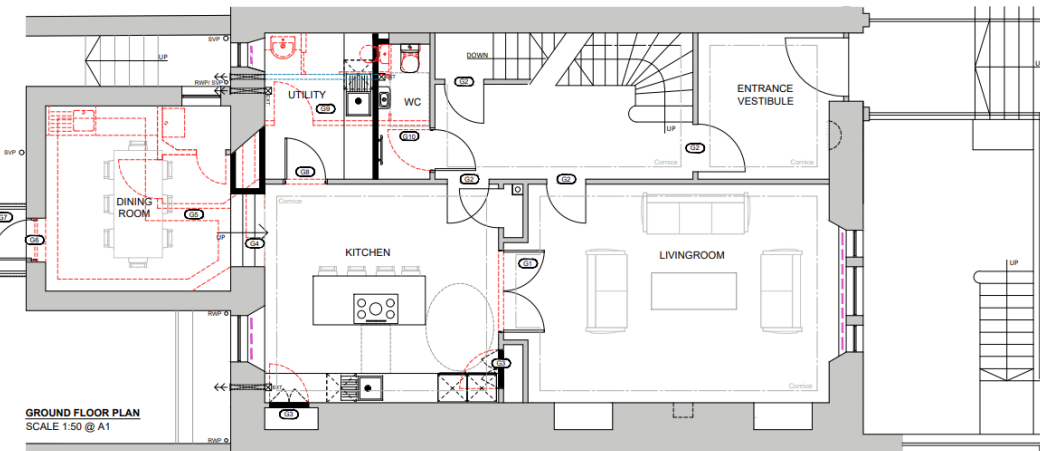
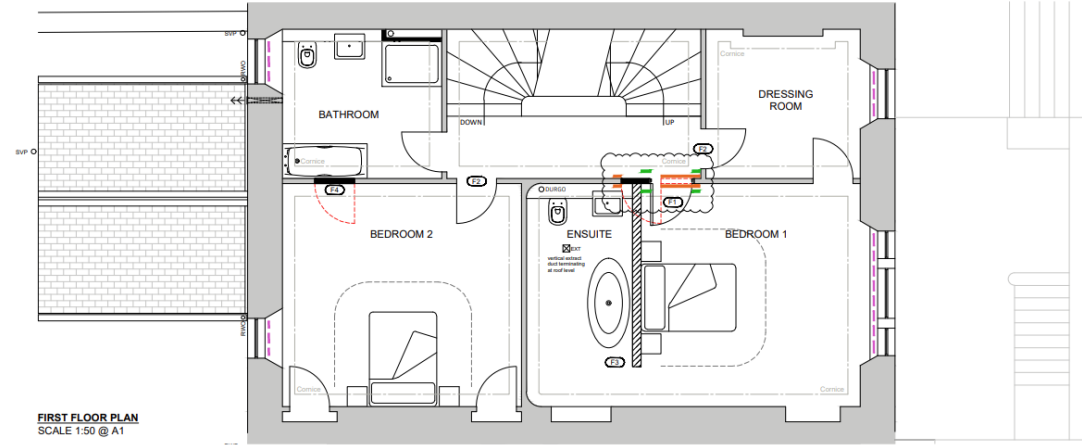
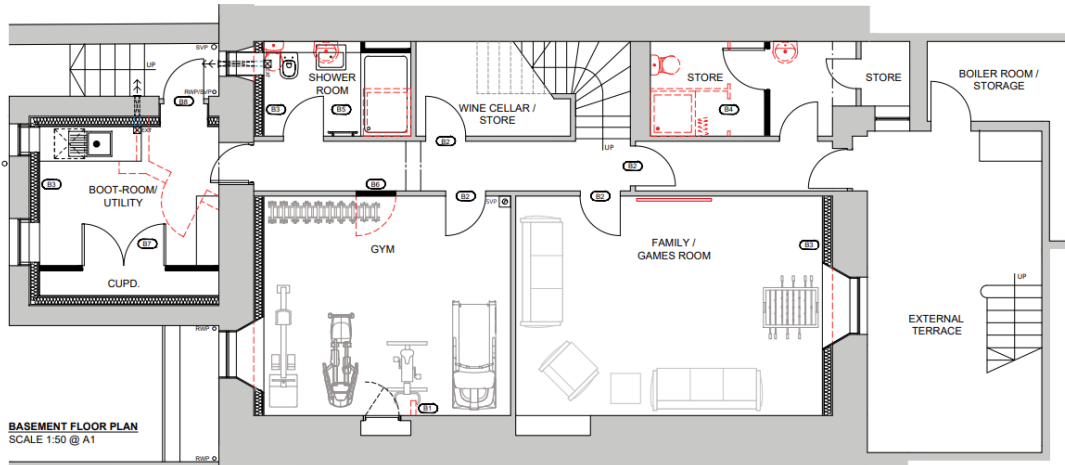
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# Proposed Floor Plans

16 RUBISLAW TERRACE, ABERDEEN, AB10 1XE





## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Lower Ground Floor	77.30	832
Ground Floor	64.46	694
First Floor	73.84	795
Top Floor	51.66	556
Total	267.26	2,877

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

## Price

Offers over £325,000 are sought

## Rent and Lease Terms:

The subjects are available on the basis of a new lease of negotiable duration.

## Change of Use

Change of use from office (class 4) to residential dwelling (class 9) has been obtained with further information available at <https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SY5FSUBZK2T00>

## Rateable Value

The subjects are currently entered into the Valuation roll as at 1st April 2023 at £46,250.

We would point out that an incoming occupier would have the opportunity to appeal this Rateable Value.

Rates Relief may be available with further information available upon request.

## Legal Costs

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## Energy Performance Certificate

The subjects currently have an EPC rating of "D"

Further information and a recommendations report are available to seriously interested parties upon request.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Mark McQueen**

[Mark.mcqueen@shepherd.co.uk](mailto:Mark.mcqueen@shepherd.co.uk)

## Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN  
t: 01224 202800



## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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