

FOR SALE

OFFICE PREMISES

Suitable for residential use,
subject to planning

Prominent West End Location

Car Parking to the Rear

Size 237 SQM (2551 SQFT)

Price - £315,000

VIRTUAL TOUR 

4 ALBERT STREET, ABERDEEN, AB25 1XQ

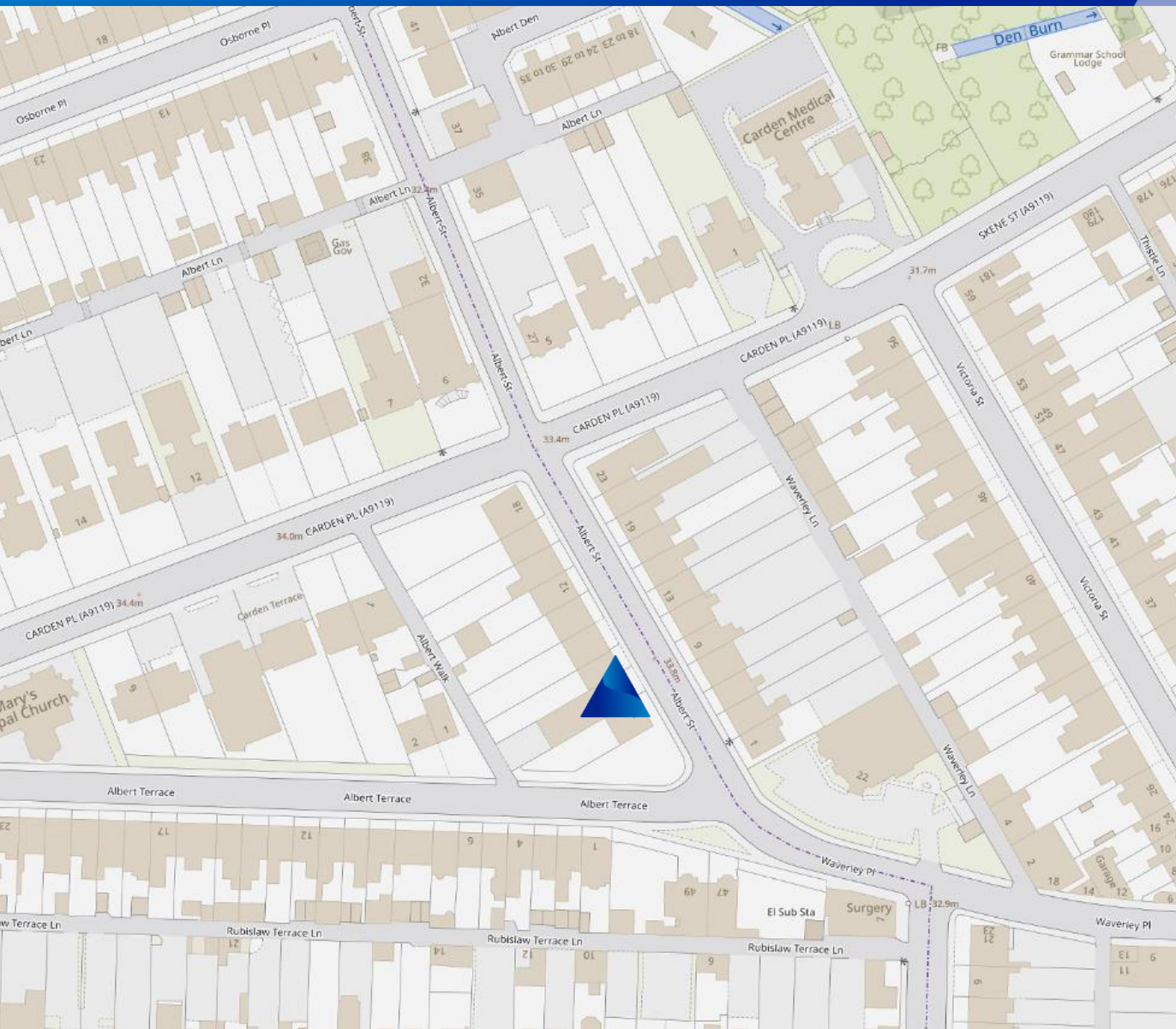
CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk | 01224 202800 | shepherd.co.uk
Savills, Ben Clark, ben.clark@savills.co.uk | 01224 971123 | savills.co.uk





Location/Description

4 ALBERT STREET, ABERDEEN, AB25 1XQ



Location

The subject property is located within the heart of Aberdeen's West End office district. Within a short walk of Union Street, Aberdeen's main commercial thoroughfare. The property benefits from an array of local amenity which includes but not limited to: cafe's, restaurants, bars and shops.

Description

- Mid-terraced granite building with large open plan extension
- Lower ground, Ground and First floors
- Redecorated and recarpeted rear extension
- Nine car parking spaces to the rear of the building
- Shower facilities
- gas fired central heating system through the building
- Mixture of cellular and open plan spaces

West end office premises with potential for single residential dwelling

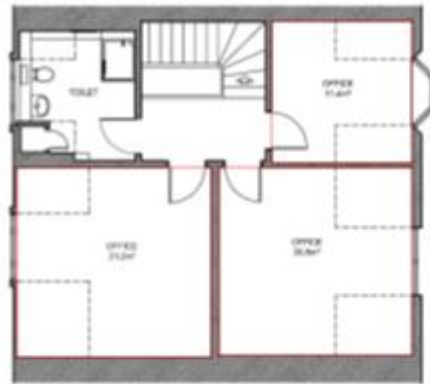


FIND ON GOOGLE MAPS

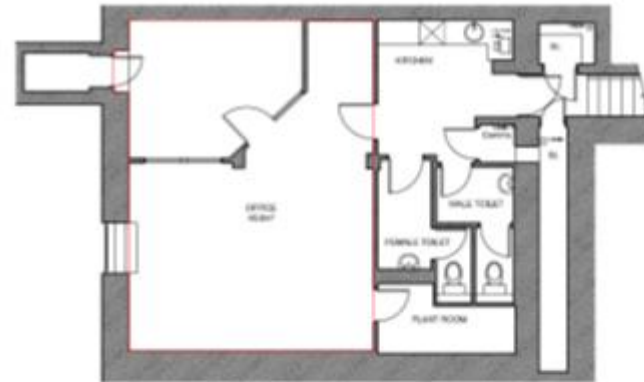


Floor Plans

4 ALBERT STREET, ABERDEEN, AB25 1XQ



First Floor - 1:100 @ A3



Basement - 1:100 @ A3



Ground Floor - 1:100 @ A3



Accommodation

ACCOMMODATION	m ²	ft ²
Lower Ground Floor	46.64	502
Ground Floor	136.94	1,474
First Floor	53.42	575
TOTAL	237	2,551

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

£315,000 exclusive of VAT.

Energy Performance Certificate

The subjects have a current Energy Performance Rating 'E'.

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

Rateable Value

The draft 2026 Rateable values are as follows:

AREA	Rateable Value
4 Albert Street	£17,750
Ground Floor Front	£6,200
First Floor Front	£2,700
Basement	£6,500
First Floor Rear (North)	£2,700
First Floor Rear (South)	£1,450
TOTAL	£37,300

A purchaser would have the opportunity to appeal these Rateable Values.

In addition, fresh start rates relief may be available with further information available upon request.

VAT

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

Legal Costs

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

Get in Touch

For further information or viewing arrangements please contact:



Mark McQueen

mark.mcqueen@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



Ben Clark

ben.clark@savills.com

Savills

37 Albyn Place, Aberdeen, AB10 1YN

t: 01224 971111



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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