



FOR SALE

West End Offices

Change Of Use Obtained for
Single Residential Dwelling.

Whole Building in Prominent
West End Location

Large Car Park To Rear

Floor Area – 269.05 SQM (2,896
SQFT)

Price - £330,000

VIRTUAL TOUR 360°

7 ALBYN TERRACE, ABERDEEN, AB10 1YP

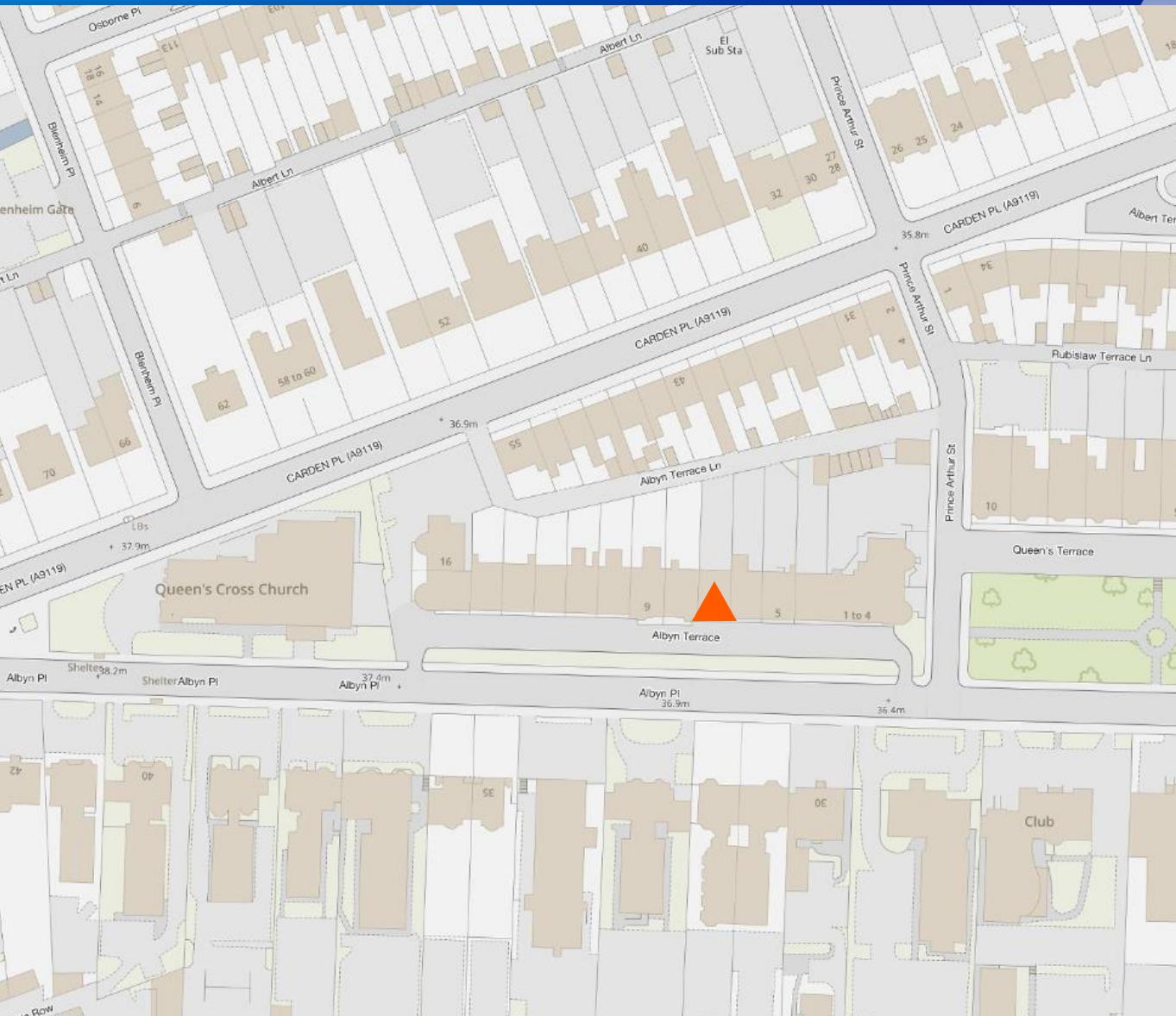
CONTACT: Mark McQueen mark.mcqueen@shepherd.co.uk | 01224 202800 | shepherd.co.uk


SHEPHERD
COMMERCIAL



Location

7 ALBYN TERRACE, ABERDEEN AB10 1YP



West End Office Premises



[FIND ON GOOGLE MAPS](#)

The subjects are located within the heart of Aberdeen's West End with Albyn Terrace running parallel to Albyn Place. In addition, Union Street, Aberdeen's main commercial thoroughfare, with all its amenities, is only a short walk away to the east.

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.





Description

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The premises are arranged over lower ground, ground, first and top floors of a traditional, mid terraced building of granite and slate construction.

Internally, the building provides office accommodation which has been adapted to provide versatile room sizes and open plan accommodation. In previous years the building was granted planning permission to amalgamate rooms and create more open plan space, this provides an option which differs from traditional cellar west end office space.

The ground floor comprises a reception area along with separate break out / meeting room space. At first floor level the building provides a large elegant board room which benefits from ample natural lighting. Across lower ground, first and second floor is further accommodation which is generally open plan in nature. The premises been carpeted throughout with the walls being papered and painted. Lighting is provided predominately via strip and panel LED fittings. Kitchen and W.C. facilities are also present within the building.

Car Parking

The premises benefit from 8 dedicated car parking spaces located to the rear of the premises.

There is also an additional 4 parking spaces to the front of the premises.



Photographs

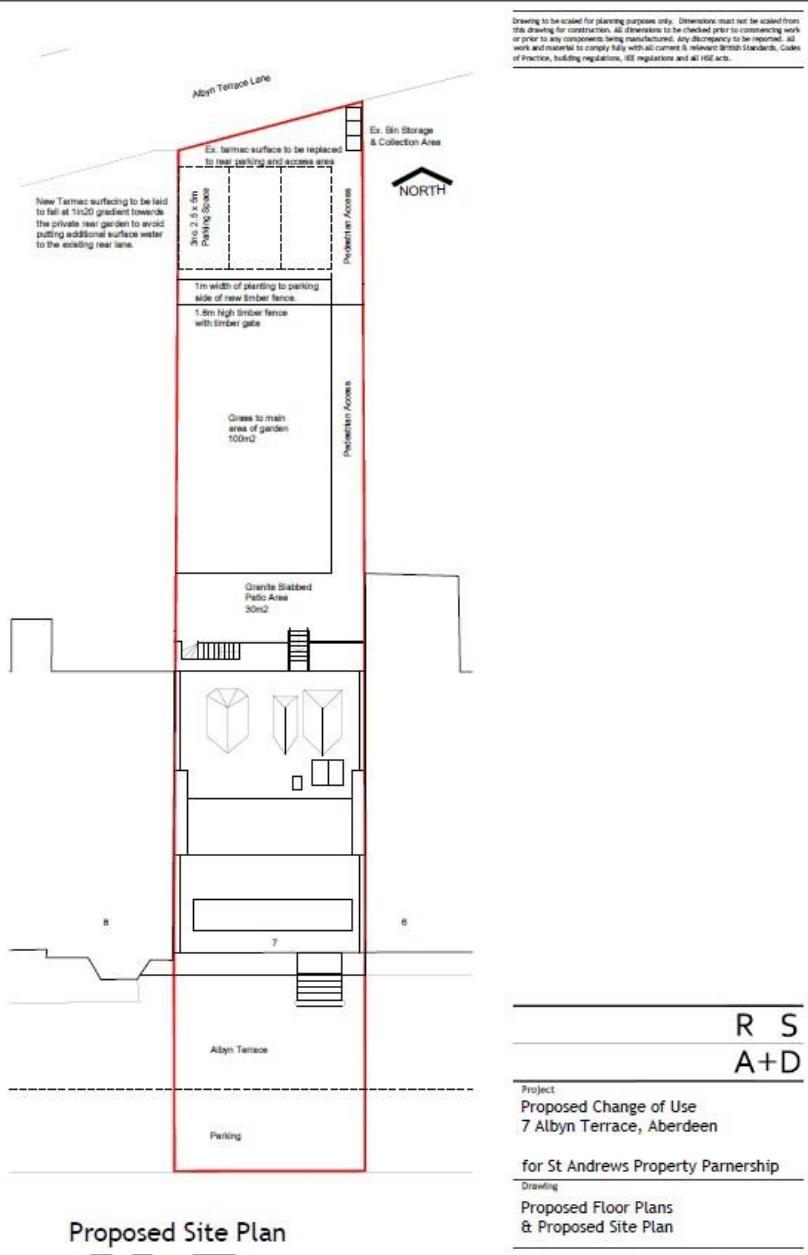
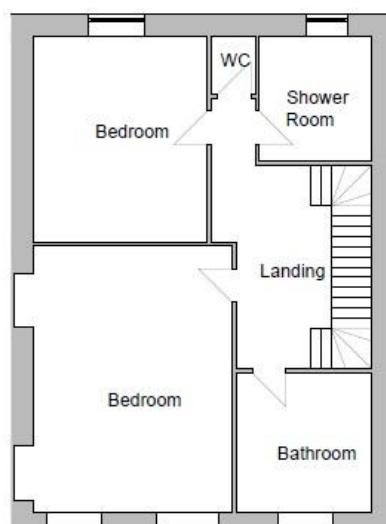
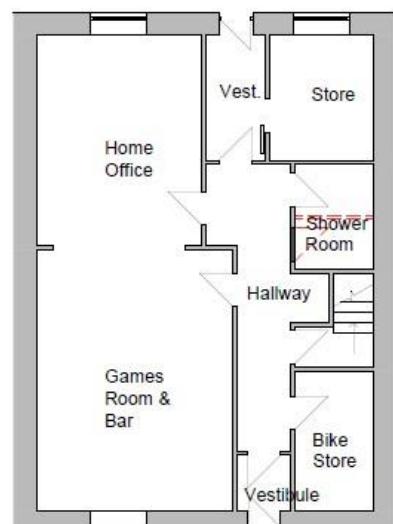
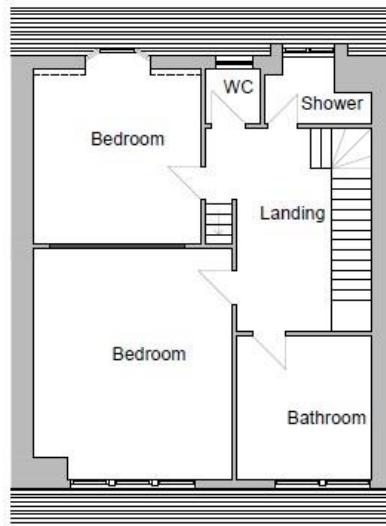
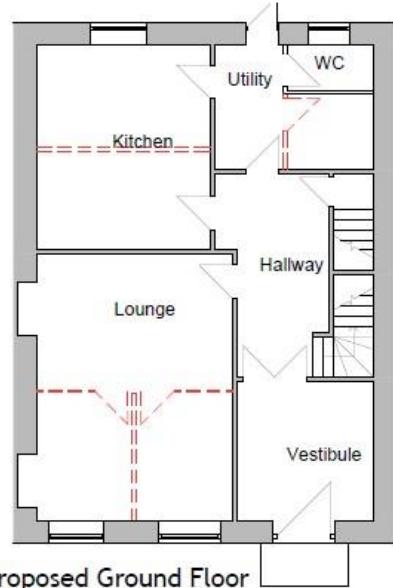
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Proposed Floor Plans

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The Detail

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Accommodation

	m ²	ft ²
Lower Ground Floor	65.28	703
Ground Floor	68.17	734
First Floor	76.76	826
Top Floor	58.85	633
Total	269.06	2,896

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 in the region of £330,000 are invited.

Change of Use

Change of use from office (class 4) to residential dwelling (class 9) including erection of fence and gate and associated landscaping to rear has been obtained with further information available at <https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?keyVal=SXBKSQBZJK900&activeTab=summary>

Rateable Value

The subjects are currently entered into the Valuation roll as at 1st April 2023 at £50,500.

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 "C"

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

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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