

Ryden

TO LET/FOR SALE

NEWLY REFURBISHED WEST END
OFFICE WITH CAR PARKING
307 SQ M (3,309 SQ FT)



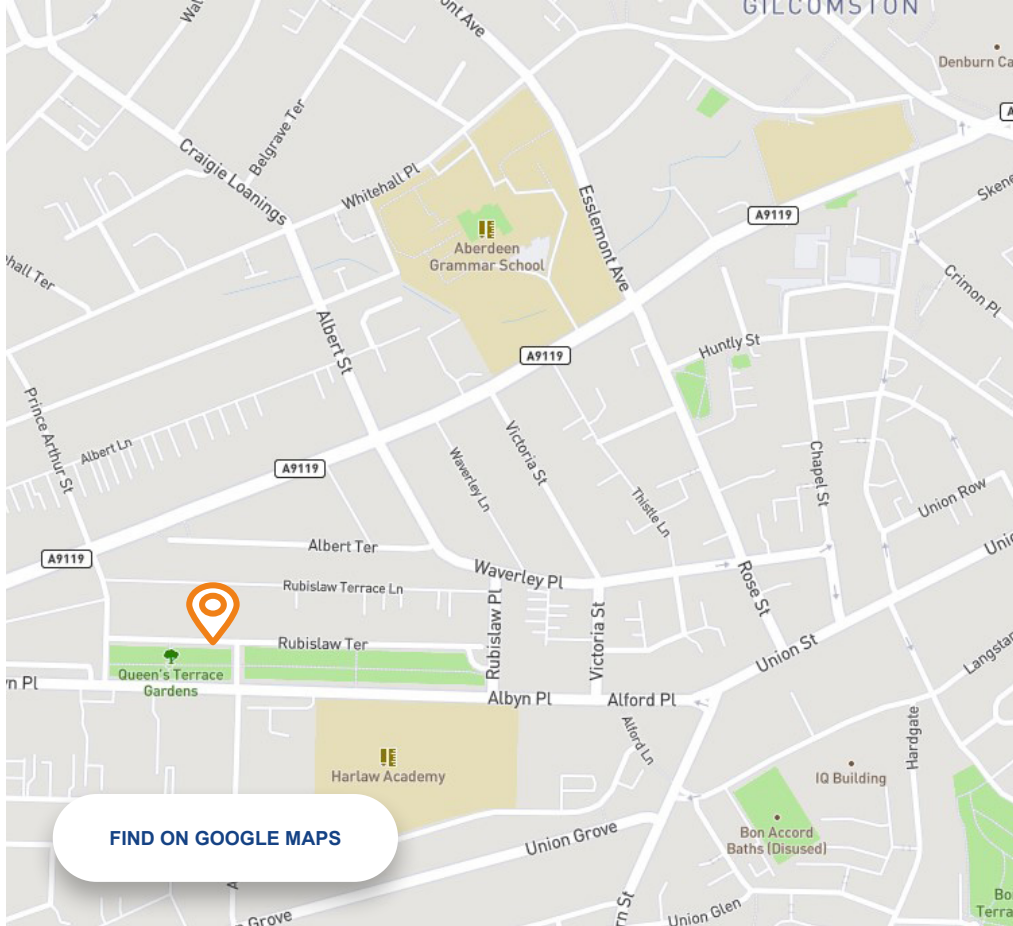
**5 RUBISLAW TERRACE
ABERDEEN
AB10 1XE**

NEWLY REFURBISHED

**LOCATED IN THE HEART OF ABERDEEN'S
WEST END OFFICE DISTRICT**

CAR PARKING TO THE REAR

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**LOCATED IN
THE HEART OF
ABERDEEN'S
WEST END
OFFICE DISTRICT,
500 M FROM
UNION STREET**



LOCATION

The subjects are located in the heart of Aberdeen's West End office district overlooking the picturesque Rubislaw Terrace Gardens. The accommodation is located circa 500 metres from the West End of Union Street, Aberdeen's main commercial thoroughfare.

DESCRIPTION

The subjects comprise the entirety of a traditional two-storey, basement and attic mid-terraced townhouse of granite construction under a pitched slated roof.

Internally, the lower ground floor comprises an open plan area with smaller storage room to the rear, alongside toilet facilities. The ground and first floors provide three generously sized rooms each alongside smaller rooms suitable as a small office or as storage/server rooms. The first floor suite has recently undergone a comprehensive refurbishment which included the replacement of floor coverings and upgrading of lighting arrangements and toilet facilities. Kitchen and toilet facilities are located on the first floor. The second floor contains two cellular offices, along with a small open plan area.

To the rear of the property is a small car park with spaces for 6 vehicles.

RENT

Upon application.

PRICE

Our client is inviting offers for their heritable interest in the property.

EPC

The subjects have an EPC Rating of E. A copy of the EPC and Recommendation Report can be provided upon request.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following net internal floor areas are noted below:-

DESCRIPTION	SQ M	SQ FT
LOWER GROUND FLOOR	72.89	784
GROUND FLOOR	105	1,130
FIRST FLOOR	70.10	755
SECOND FLOOR	59.46	640
TOTAL	307.45	3,309

RATEABLE VALUE

The subjects are currently entered in the Assessor's Valuation Roll, effective 1 April 2023, as follows:-

LOWER GROUND FLOOR	£11,500
GROUND FLOOR	£19,250
FIRST FLOOR	£13,300
SECOND FLOOR	£9,900

ENTRY

Early entry available.

VAT

VAT is not payable on any monies due under the terms of the sale.

LEGAL COSTS

Each party will be liable for their own legal costs incurred during the transaction. As is normal, the purchaser will be liable for any LBTT and registration dues, where applicable.

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REFURBISHED
WEST END OFFICE**

**307.45 SQ M
(3,309 SQ FT)**



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TERRACE
ABERDEEN
AB10 1XE**

GET IN TOUCH

Please get in touch with our letting agent for more details.

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Ryden

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Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property.

