



GROUND, FIRST & SECOND FLOOR PREMISES  
WITH CAR PARKING

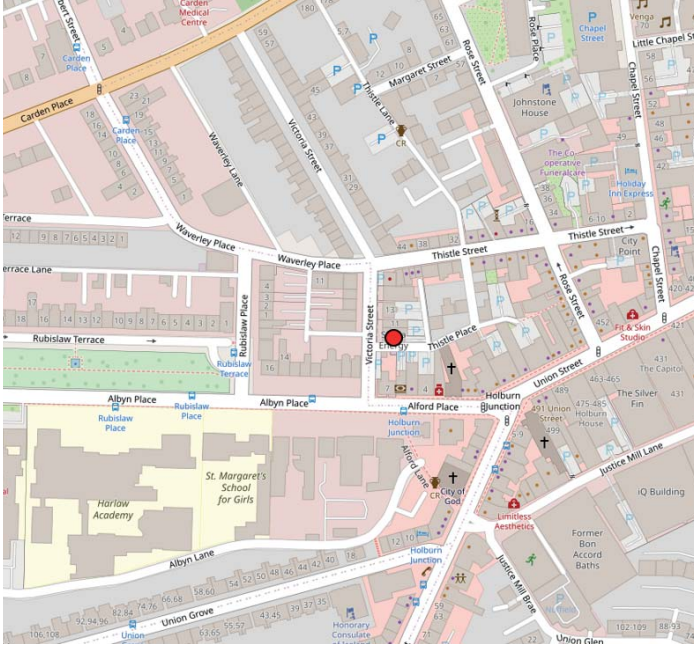


TO LET / MAY SELL  
**9 Victoria Street**

Aberdeen, AB10 1XB | 207.66 sq.m (2,236 sq.ft)

To request a viewing call us on 01224 572661

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## GROUND, FIRST & SECOND FLOOR PREMISES WITH CAR PARKING

### LOCATION

The property is located in the west end district of Aberdeen and the heart of the west end office area. Aberdeen is the principal administrative centre of the north east of Scotland and has an international airport, main line railway station and harbour serving the North Sea oil and gas industry and a ferry port serving the northern isles. It has two universities and a number of higher educational institutions and has a current population of around 230,000.

9 Victoria Street is located on the east side of Victoria Street which runs between Thistle Street/Waverley Place and Alford Place and is also within close proximity of Union Street which is Aberdeen's main commercial and retail thoroughfare. Consequently, the property benefits from excellent transport links.

### DESCRIPTION

The property comprises a mid-terraced office building of traditional granite construction under a pitched slate roof. The available accommodation is arranged over ground, first and second floors.

Internally, the offices have been recently refurbished with new lighting, heating and welfare areas. The accommodation is primarily cellular in nature, with an open plan reception/meeting room area to the front of the ground floor. Walls are plastered and painted, and carpet tiles are used throughout. A good level of natural daylight is provided by way of double-glazed timber sash and case windows throughout the building, together with a number of Velux skylight windows on the second floor.

There is a tarmac car park to the rear of the property, providing parking for 3-4 vehicles. The car park is accessed via Thistle Place.

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### PLANNING

The property is currently used as an office, however, may be suitable for redevelopment into a number of other uses (subject to planning), including medical/dental use, nursery use, and residential conversion. Any planning enquiries should be made to Aberdeen City Council.

### RENT

£15 per sq.ft.

### PRICE

On application.

### FLOOR AREAS

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

Ground	67.50 sq.m	727 sq.ft
First	80.61 sq.m	868 sq.ft
Second	59.55 sq.m	641 sq.ft
<b>Total</b>	<b>207.66 sq.m</b>	<b>2,236 sq.ft</b>



### RATEABLE VALUE

The property is contained within the Valuation Roll with a Rateable Value of £36,350, effective from 1st April 2023. An incoming occupier would have the right to appeal this Rateable Value.

### LEASE TERMS

Our client is seeking to lease the premises on full repairing and insuring terms for a period to be agreed.

### EPC

The property has an EPC rating of D.

### VAT

All monies quoted are exclusive of any VAT which may be payable.

### LEGAL COSTS

Each party will be responsible for paying their own legal costs. The incoming occupier will be responsible for any LBTT and Registration Dues applicable.



### VIEWING & OFFERS

All offers should be submitted in writing to the joint agents.



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