FG Burnett

Investment Sale (In Part)

21 Mid Stocket Road

Aberdeen, AB15 5JL

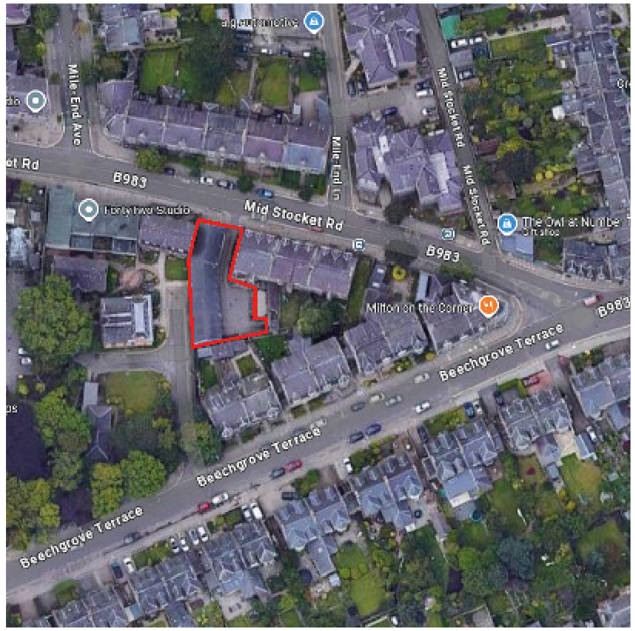
374.2 sq.m | 4,028 sq.ft

Investment Summary

- Part let to multiple occupiers
- Total passing rent: £30,000 per annum
- Total ERV: £40,000 per annum
- Price £325,000
- Capital Rate of £80.69 per sq.ft

All enquiries:
01224 572 661

fgburnett.co.uk



Location

The subjects are located on Mid Stocket Road, close to its junction with Beechgrove Terrace. The property is within easy reach of Aberdeen city centre and the popular west-end office district, as well as the primarily residential area of Rosemount.

The surrounding area is predominantly residential in nature; however, several commercial occupiers are located nearby, providing a good range of local amenities and services. These include the BBC, Spar, Utopia, Kitchen Transformation Services, Argyll Jewellers, Milton on the Corner, and a Co-op Supermarket.

The property also benefits from good public transport links and convenient access to the wider road network, making it easily accessible for staff and visitors.

Description

The subjects comprise a two-storey end terrace building with modern office suites and stores.

Unit 1 & 2 fronts onto Mid Stocket Road and comprises modern offices over ground and first floors. The suite benefits from LED lighting, IT cabling and a modern tea prep area.

Unit 3 comprises a self-contained unit offering a combination of office and storage. The ground floor is dedicated to a store with adjoining WC, accessed by way of roller shutter vehicle door or alternatively via a pedestrian door. The first floor comprises two individual offices and a larger open plan space.

Unit 4 comprises a similar specification to unit 3. The first floor office is equipped with a kitchenette, WC and server room.

Accommodation

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

Units 1 & 2	168.9 sq.m	1,818 sq.ft
Unit 3	118.9 sq.m	1,280 sq,ft
Unit 4	86.4 sq.m	930 sq.ft
Total	**374.2 sq.m**	**4,028 sq.ft**

Parking

There is a car park with 4 private parking spaces associated with the property.

Tenancy Schedule

DEMISE	TENANT	LEASE EXPIRY	BREAK OPTION	PASSING RENT/ ERV (p.a.)	LEASE TYPE	RENT REVIEW	COMMENTS
Unit 1-2	Shiny Networks Ltd (Creditsafe: C-49)	19.11.2028	-	£20,000	Full Repairing and Insuring lease subject to a Schedule of Condition.	-	Established in 2016, Shiny Networks are a provider of a wide range of IT support services to businesses in Aberdeen and worldwide.
Unit 3	Avanto Solutions Ltd	31.07.2027	Mutual rolling break option every 6 months after the initial term	£10,000	Licence to Occupy	-	12 months initial term.
Unit 4	Vacant	-	-	£10,000	-	-	

Price

Our client is seeking £325,000 for their heritable interest, reflecting a capital rate of £80.69 per sq.ft.

Development Opportunity

The property may be suitable for development for several uses subject to planning. It sits in an area designated as Residential (H1) in the Local Development Plan. Interested parties should make their own enquiries to the local planning authority.

Rateable Value

The Valuation Roll shows a total Rateable Value of £25,350 effective from 1st April 2026.

The breakdown is as follows:-

Unit 1 & 2: £11,250
Unit 3: £8,200
Unit 4: £5,900

Rates Details

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at **www.saa.gov.uk**

EPC

Units 1 & 2: C(31)
Unit 3: B(30)
Unit 4: B(24)

Copies available on request.

VAT

The property is not elected for VAT, therefore no VAT will be payable on any sale.

Legal Costs

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

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful biddr will be required to provide financial information and personal identification and FG burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

Entry

On conclusion of legal missives.

FG®B

Viewings & Offers

All offers should be submitted in writing to the sole agent.

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