



For Sale / To Let

FG Burnett

6 Rubislaw Terrace & 6 Rubislaw Terrace Lane

Aberdeen, AB10 1XE

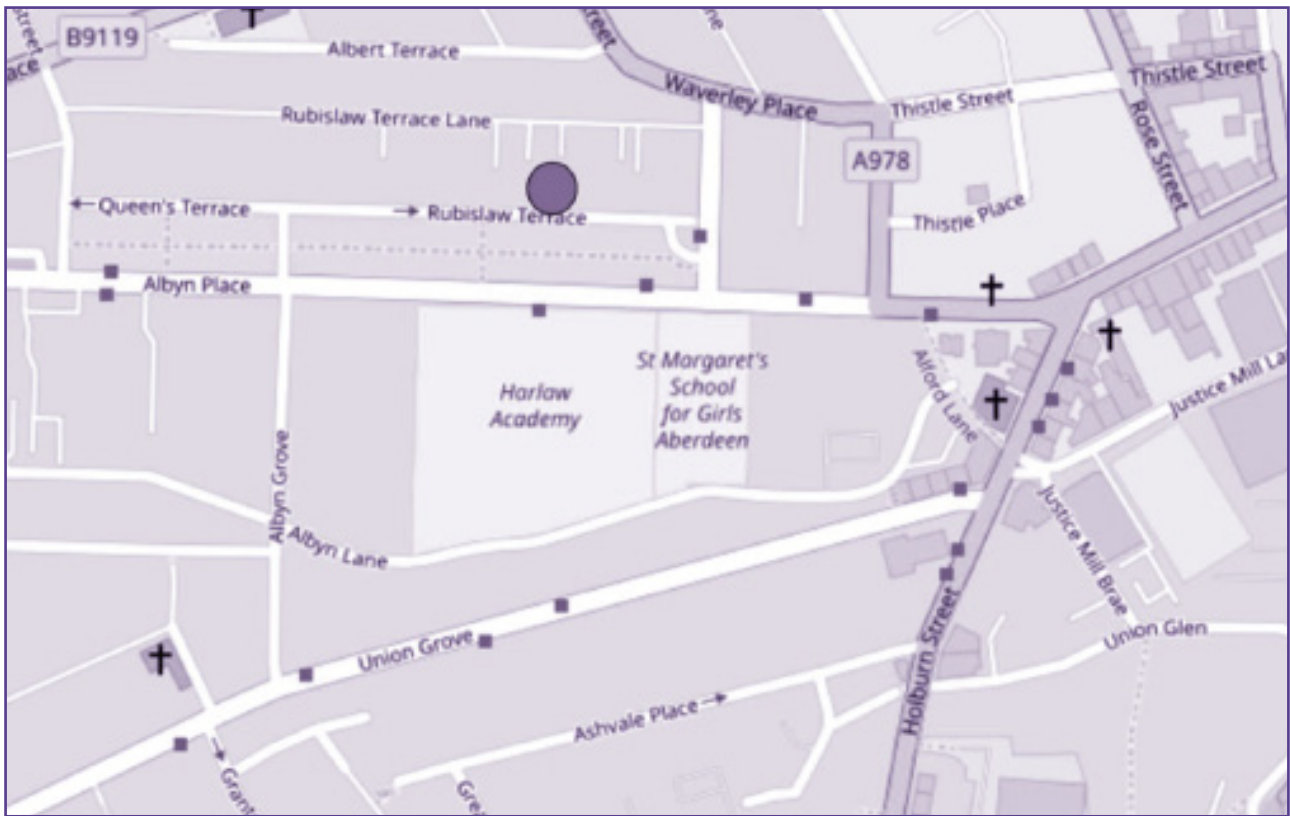
61.32 - 326.19 sq.m | 660 - 3,511 sq.ft

- Prestigious West End Office Suites with Parking
- Potential for Redevelopment (subject to planning)



All enquiries:
01224 572 661

fgburnett.co.uk



Location

6 Rubislaw Terrace is located in Aberdeen's prestigious West End office district, home to the majority of the City's professional service firms and a vibrant mix of other occupiers including some major oil and gas companies.

Rubislaw Terrace, which overlooks Rubislaw Terrace Gardens, is situated immediately to the north of Albyn Place, the west end's main commercial thoroughfare. Albyn Place provides the arterial link between Union Street at Holburn Junction and Queen's Cross, leading to Queen's Road. Surrounding occupiers include Stronachs LLP, Handelsbanken, Raeburn Christie Clark & Wallace, Hall Morrice LLP and Albyn Hospital.

6 Rubislaw Terrace Lane, known as the Coach House, is located to the north of the rear car park.

By virtue of this location, the property benefits from excellent local facilities and amenities, further enhanced by its proximity to the City Centre.

Surrounding amenity includes Parx Cafe, Amuse by Kevin Dagleish, No 10 Bar and Restaurant, The Albyn, Tesco Express, Sainsbury's Local and Cognito at the Cross.

The property also benefits from close proximity to the A90 Anderson Drive, the main arterial route through the city.

Description

6 Rubislaw Terrace

The building is a mid-terraced town house, traditionally constructed in granite with a pitched slate-clad roof. The building has recently been refurbished to a high standard.

The available lettings accommodation is arranged over lower ground, first and second floors and is available either as one or on a floor by floor basis. The specification includes carpet tiled floors, perimeter trunking and a new gas-fired central heating system.

Exclusive car parking is available within the car park to the rear of the building.

6 Rubislaw Terrace Lane

The Coach House property forms a two storey office building constructed of traditional stonework with a pitched timber framed slate clad roof over. Internally, the Coach House has been fully refurbished to provide modern accommodation.

The ground floor comprises open plan office/meeting space, while the first floor comprises attractive loft style open plan office accommodation. The property benefits from:-

- Floor to ceiling windows allowing ample natural daylight
- Tea prep area and accessible WC facilities
- Ceiling mounted LED lighting
- Cat 6 cabling with perimeter trunking
- Intercom and fire alarm system

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Net Internal Areas derived:-

6 Rubislaw Terrace

Lower Ground Floor	84.34 sq.m	908 sq.ft
Ground Floor	82.16 sq.m	884 sq.ft
First Floor	98.37 sq.m	1,059 sq.ft
Second Floor	61.32 sq.m	660 sq.ft

Total **326.19 sq.m** **3,511 sq.ft**

6 Rubislaw Terrace **53.55 sq.m** **576 sq.ft**

Lane

Opportunity

Our client's heritable interest in the property is available with the benefit of the existing occupational lease on the ground floor office and the coach house at 6 Rubislaw Terrace Lane.

Tenancy information is available on request.

The property may be suitable for redevelopment to residential use (subject to planning). Interested parties should contact the local planning authority for further information.

Rent/Price

Rent on application.

Fixed price £480,000 to include the benefit of the occupational leases.

Lease Terms

Flexible lease terms available.

Sale Terms

Our client's heritable interest is available with the benefit of the existing occupational leases.

Rateable Value

6 Rubislaw Terrace

Lower Ground Floor: £9,400

Ground Floor: £16,500

First Floor: £14,250

Second Floor: £7,600

Total: £47,750

6 Rubislaw Terrace Lane

£6,900

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

Service Charge

A service charge applies for the management of the common areas. Further information can be provided on request.

EPC

Copies available on request.

VAT

Any amount quoted is exclusive of VAT which may be applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred.

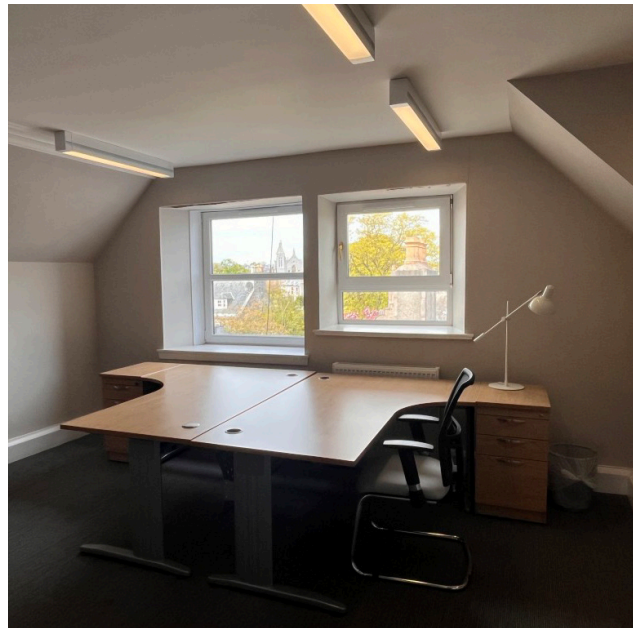
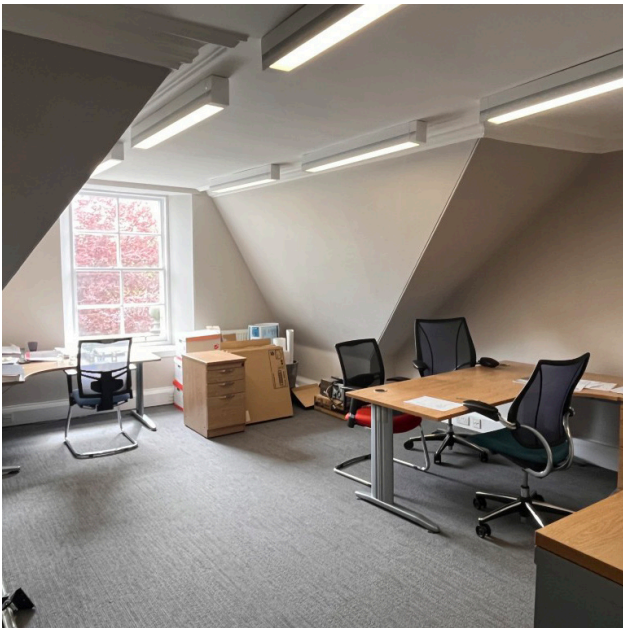
AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder 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 missives.

6 Rubislaw Terrace





Viewings & Offers

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

Graeme Nisbet

t: 01224 597 532

e: graeme.nisbet@fgburnett.co.uk

Adam Martin

t: 01224 597 527

e: adam.martin@fgburnett.co.uk



fgburnett.co.uk

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