



---

For Sale / May Let

FG Burnett

# 1 View Terrace

---

Aberdeen, AB25 2RS

493.5 sq.m | 5,309 sq.ft

- Modern Medical Practice Building
- On Site Car Park
- Class 1A Use
- Potential For Alternative Use and Residential Development



## Location

The subjects occupy a prominent position on the western side of View Terrace, approximately 25 metres from its junction with Rosemount Place, at the heart of Aberdeen's vibrant Rosemount district. Although the surrounding area is largely residential, Rosemount offers an excellent range of independent retailers, cafés, restaurants, and essential services, creating a lively and self-sustaining neighbourhood environment. Aberdeen city centre is also conveniently located within a short walk, providing easy access to the city's extensive retail, leisure, and commercial amenities.

Nearby occupiers comprise a diverse mix of established local and national businesses, including Sainsbury's Local, Koi Thai, Third Circle Coffee, Homeguard Leasing and The Queen Vic.

## Description

The subjects comprise a purpose-built two-storey building of granite and timber frame construction, with roughcast-clad elevations and a pitched slate roof.

The subjects are currently fitted out as a medical centre, providing a spacious reception and waiting area, multiple consulting and clinic rooms, and dedicated administration space. The first floor offers further consulting accommodation together with office, staff welfare and kitchen facilities. Additional storage is provided within a basement store accessed from the administration area. WCs are provided on both levels.

The accommodation benefits from a bright and welcoming environment, with excellent natural daylight provided by UPVC double-glazed windows and Velux rooflights at first-floor level. Flooring is predominantly carpet and vinyl finishes, with plasterboard-lined walls throughout. The property has recently been upgraded, benefiting from redecoration, new carpeting, LED lighting and CCTV.

The property benefits from an on-site car park for up to six vehicles.

---

## Floor Area

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate gross internal areas calculated:-

|                            |                   |                    |
|----------------------------|-------------------|--------------------|
| Ground Floor               | 248.5 sq.m        | 2,674 sq.ft        |
| First Floor                | 245.0 sq.m        | 2,635 sq.ft        |
| <b>Total</b>               | <b>493.5 sq.m</b> | <b>5,309 sq.ft</b> |
| Basement Storage           | 32.5 sq.m         | 350 sq.ft          |
| <b>Gross Internal Area</b> | <b>571.3 sq.m</b> | <b>6,149 sq.ft</b> |

---

## Use

The property falls under Class 1A (Financial, Professional and Other Services) of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property presents an excellent opportunity for a range of potential uses including residential redevelopment, benefiting from its location within a mixed-use area as designated by the Local Development Plan. Interested parties are encouraged to make their own enquiries with the Planning Department at Aberdeen City Council.

---

## Price

Offers in the region of £325,000 exclusive of VAT are invited.

---

## Rent

£50,000 pa (£9.42 per sq.ft).

---

## Rateable Value

The Rateable Value effective from 1 April 2026 is £51,000.

---

## 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](http://www.saa.gov.uk)

---

## EPC

E70. A copy of the Energy Performance Certificate will be available on request.

---

## VAT

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

---

## Legal Costs

Each party will bear their own legal costs incurred in documenting any transaction. The incoming 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 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 legal missives.





---

## 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](mailto:graeme.nisbet@fgburnett.co.uk)

### Sophie Evans

t: 01224 597 525

e: [sophie.evans@fgburnett.co.uk](mailto:sophie.evans@fgburnett.co.uk)



[fgburnett.co.uk](http://fgburnett.co.uk)

Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of His Majesty's Stationery Office. © Crown Copyright PU 100017316.

No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Under current Money Laundering Regulations, we are obliged to carry out financial and identity due diligence on all purchasers and on tenants, a request for information will be made at the appropriate time.