



FG Burnett

For Sale

# 12 Rubislaw Terrace Lane

Aberdeen, AB10 1XF

79.02 sq.m | 850 sq.ft

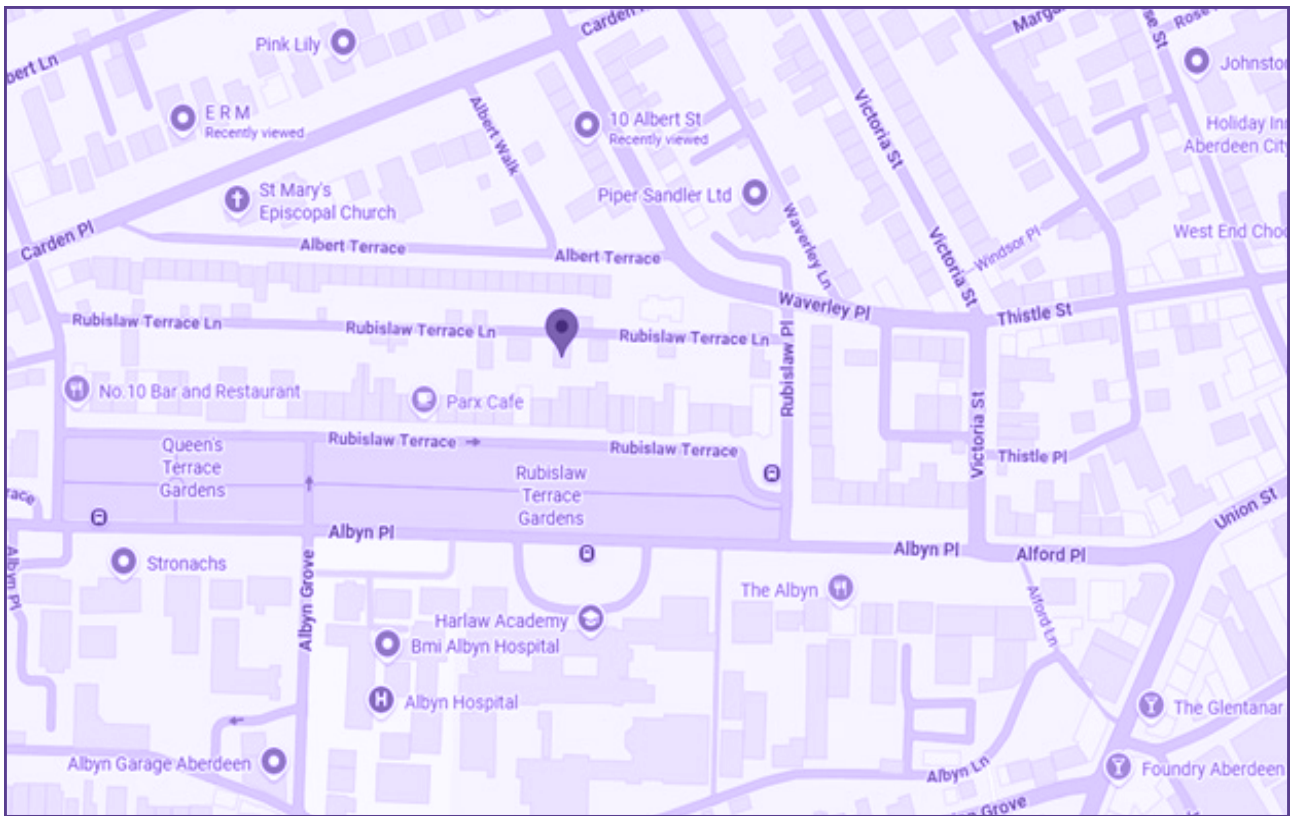
- Coach House Office Accommodation within Prestigious West End Office District
- Dedicated Car Parking
- Exclusive Garden at the Rear
- May Qualify for 100% Rates Relief through the Small Business Bonus Scheme

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All enquiries:

01224 572 661

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



## Location

The subjects are located on the south side of Rubislaw Terrace Lane, which runs parallel to Rubislaw Terrace. To the south, Albyn Place links Union Street and Queens Cross, within the prestigious West End Office District. By virtue of its location, the property benefits from a wide range of amenities such as No.10 Bar and Restaurant, Albyn Hospital, Parx Cafe and The Albyn.

Surrounding commercial occupiers include Foyer Design, RBC Brewin Dolphin, Stronachs, Genesis Energies and Johnston Carmichael.

## Description

The subjects comprise a detached two storey coach house of traditional stone construction beneath a pitched and slated roof. Designated car parking is located at the front of the property. There is also an exclusive garden at the rear.

Internally, the ground floor comprises modern offices within 2 main rooms. A tea prep/kitchen, designated male and female WC's and shower facilities are featured on this level. The first floor includes open plan office accommodation together with a separate meeting room/private office.

The property benefits from good levels of natural daylight by way of timber framed double glazed units throughout with timber glazed doors to the garden area. Modern LED panel lighting and recessed LED spotlights provide artificial light.

Heating is by way of an electric system.

## Accommodation

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

Ground Floor	29.10 sq.m	313 sq.ft
First Floor	49.92 sq.m	537 sq.ft
<b>Total</b>	<b>79.02 sq.m</b>	<b>850 sq.ft</b>

## Planning / Use

The property currently benefits from Class 4 Business Use in terms of the Town and Country Planning (Use Classes) Scotland Order 1997 (as amended) however, may lend itself to alternative uses.

The property is not listed, however it does lie within the Albyn Place/Rubislaw Conservation Area.

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## Car Parking

There is 1 dedicated car parking space to the front of the property.

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## Price

Offers over £175,000 exc. VAT for our client's heritable interest.

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## Tenure

Heritable

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## Rateable Value

The Valuation Roll shows a Rateable Value of £12,000 effective from 1st April 2026.

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## 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. After 1 April 2026, the property may qualify for 100% rates relief through the Small Business Bonus Scheme. Interested parties should contact the relevant Local Authority and further information can be found at [www.saa.gov.uk](http://www.saa.gov.uk)

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## EPC

Copy available on request.

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## VAT

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

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## Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

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## AML

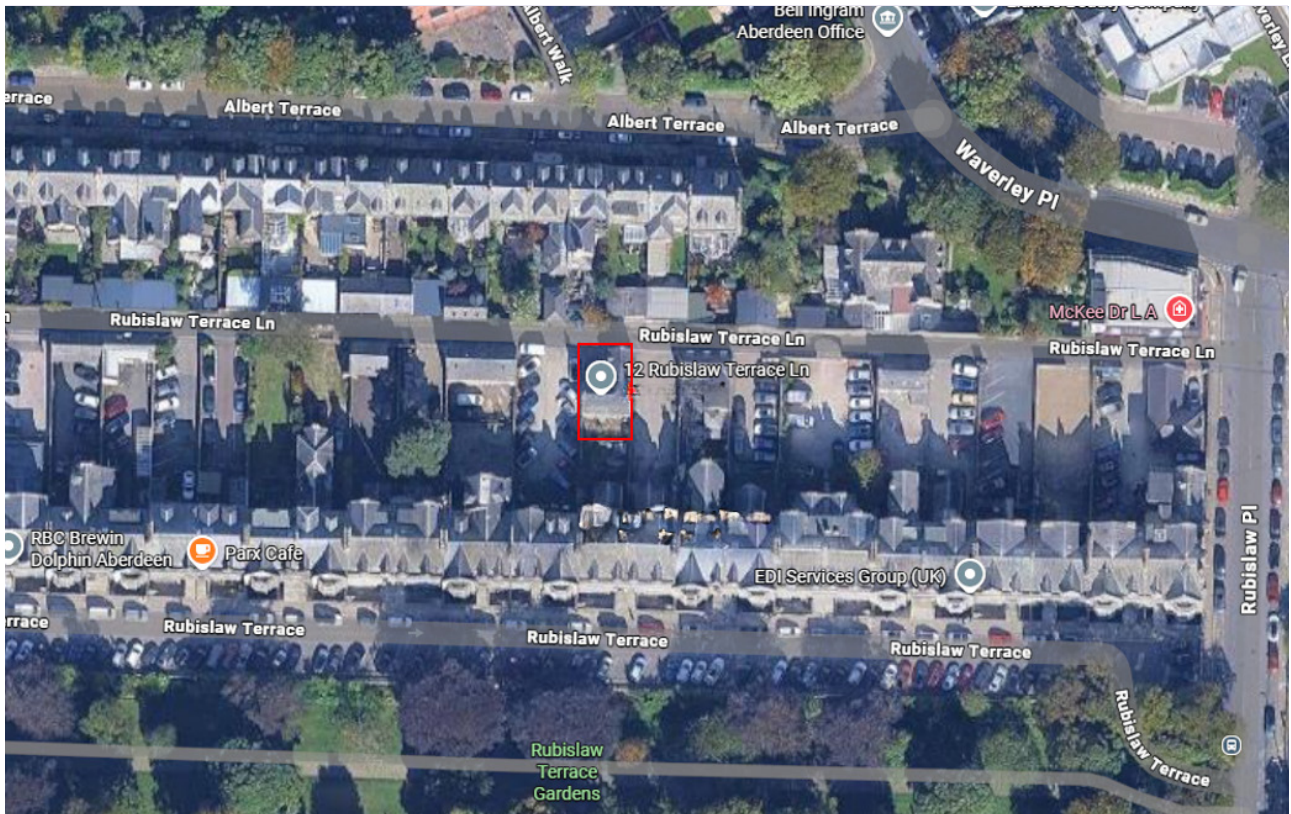
To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy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

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## 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

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