



FG Burnett

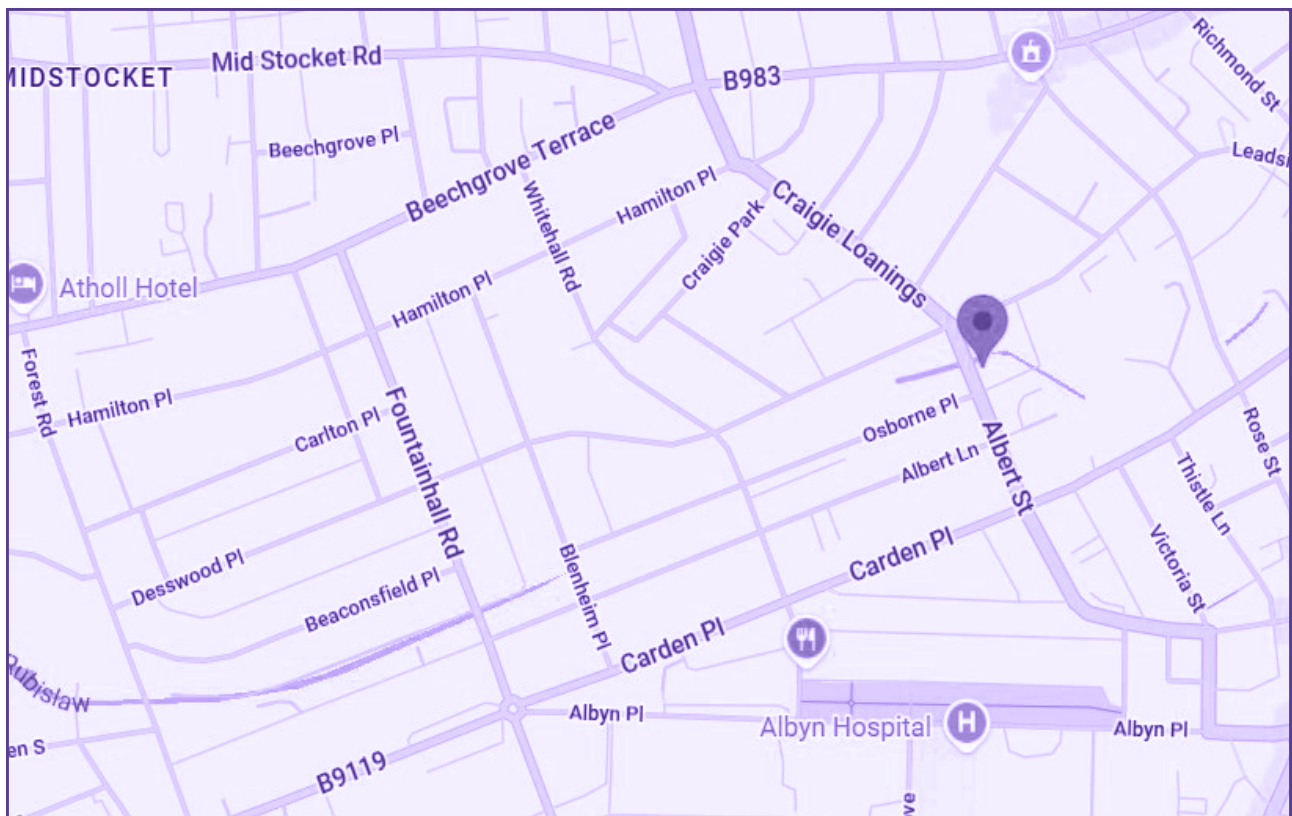
To Let

First Floor Suite, 47 Albert Street

Aberdeen, AB25 1XT

41.43 sq.m | 446 sq.ft

- City Centre offices with parking
- All-inclusive rent



Location

Aberdeen is Scotland's third largest city with a population of approximately 225,000 and a regional catchment population of over 500,000. It's status as the Energy Capital of Europe has been established for over 40 years and is set to continue with a new wave of investment into all types of renewable energy, utilising its skilled workforce and onshore/offshore infrastructure.

The property is situated in Aberdeen's traditional and well-established West End office district, just a short distance from Union Street, the city's principal thoroughfare. Albert Street features a blend of residential and commercial occupiers, and benefits from easy access to excellent local amenities including Cult of Coffee, Corner Tree Café, No.10 Bar and restaurant, Mara, and Parx Café.

Surrounding occupiers include McIntosh Family Law, Fitzgerald Associates, Aberdeen Nursing Agency, Castlehill Housing Association, Mearns & Gill, and BIG Partnership.

Description

47 Albert Street is a semi-detached property of traditional granite construction, arranged over two storeys with a basement level, characteristic of Aberdeen's classic architectural style. The available accommodation is located on the first floor and comprises two bright and spacious office rooms, offering flexibility for a variety of potential uses. In addition, there is a central foyer/waiting area that could also serve as a third office or meeting space, depending on occupier requirements. The suite is carpeted throughout.

The property benefits from a secure entry door and intercom system.

The suite benefits from excellent natural daylight by way of double-glazed PVC window units throughout, and artificial lighting is by way of ceiling mounted fluorescent fitments. Private car parking is available with the property, accessed via Albert Place.

Accommodation

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

Offices	41.43 sq.m	446 sq.ft
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Rent

The suite is available at an attractive all-inclusive rental of £1,000 pcm. There is opportunity for the suite to be sub-divided and let separately.

Lease Terms

The rent is all-inclusive, covering electricity and heating, 24/7 access, and the cleaning and maintenance of communal areas, including the shared kitchen and toilet facilities.

Rateable Value

The Rateable Value effective from 1 April 2023 is £7,800. An ingoing occupier may qualify for 100% rates relief under the Small Business Bonus Scheme.

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

Copy available on request.

VAT

VAT will be payable in addition to the sale price on monies due under a lease of the premises.

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.

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.

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Graeme Nisbet

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