

FOR SALE / TO LET

FG Burnett

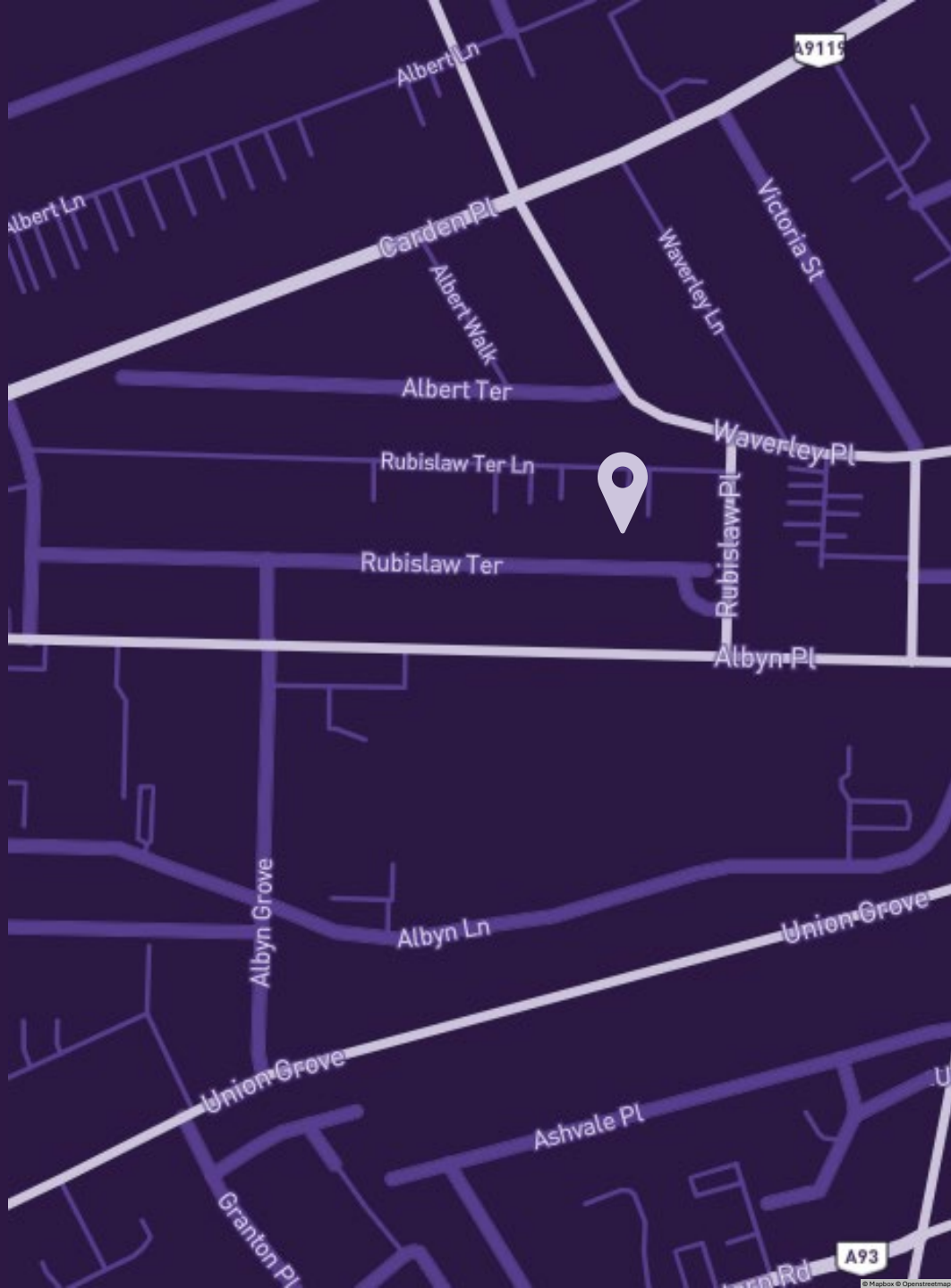
6 Rubislaw Terrace & 6 Rubislaw Terrace Lane Aberdeen, AB10 1XE

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

/// POSE.SPEECH.ISSUE

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 Dalgleish, 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

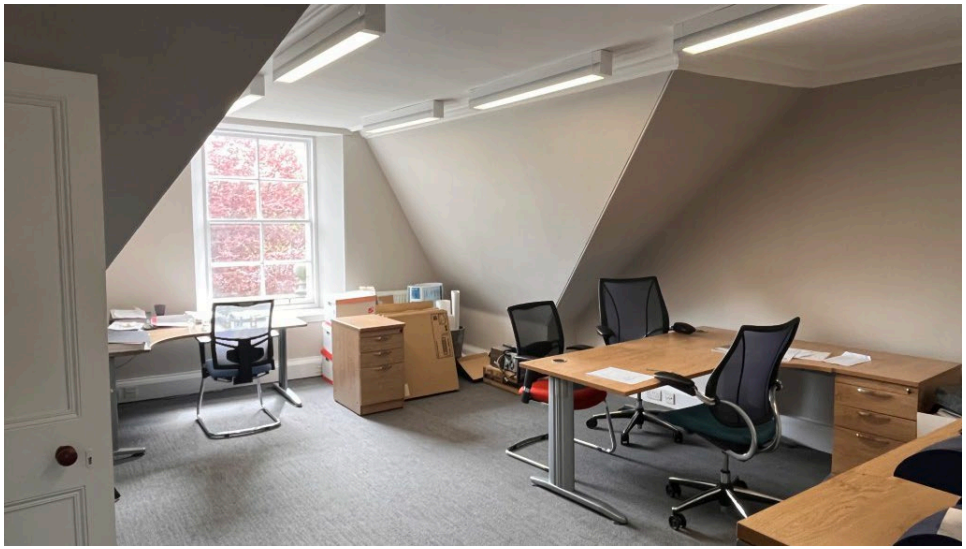
The Coach House property forms a two storey office building constructed of traditional stonework with a pitched timber framed slate clad roof over. Internally, the Coach House has been fully refurbished to provide modern accommodation. The ground floor comprises open plan office/meeting space, while 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 approximate net internal areas calculated:

6 Rubislaw Terrace		
AREA	SQ.M	SQ.FT
Lower Ground Floor	84.34	908
Ground Floor	82.16	884
First Floor	98.37	1,059
Second Floor	61.32	660
Total	**326.19**	**3,511**

6 Rubislaw Terrace Lane		
Total	**53.55**	**576**

Planning

Any interested parties should make their own enquiries to the local planning authority and satisfy themselves that their proposed use is permitted.

**Plans are provided for indicative purposes only and should not be relied upon*








Foyer Graphics

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.

Service Charge

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

Rateable Value

Effective from 1st April 2026, the Valuation Roll shows Rateable Values of:

6 Rubislaw Terrace	
Lower Ground Floor	£ 9,400
Ground Floor	£ 16,500
First Floor	£ 14,250
Second Floor	£ 7,600
6 Rubislaw Terrace	£ 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

Lease Terms

Flexible lease terms available.

Sale Terms

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

EPC

Copies available on request.

VAT

All monies quoted are exclusive of any VAT which may be payable.

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.

Viewing & Offers

All offers should be made in writing to the sole agents

FG B

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t: 01224 597 532
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