

FG Burnett

For Sale

7-11 Waverley Place

Aberdeen, AB10 1XH

432.9 sq.m | 4,660 sq.ft

- Flexible West End opportunity with parking
- Development potential for a variety of uses

All enquiries:
01224 572 661

fgburnett.co.uk



Location

The property is located on the south side of Waverley Place in the heart of Aberdeen's West End office district. Waverley Place adjoins Thistle Place which leads towards the main City Centre while at its junction at Victoria Street leading north, a more residential offering can be found. Access to the car park is granted via a lane that runs perpendicular to Waverley Place.

Surrounding commercial occupiers include Piper Sandler, Rubislaw Medical Practice, Waverley Dental, Dickies Pharmacy and Mara.

Description

The subjects comprise an end terrace 1 ½ storey building constructed from traditional granite stonework under a timber framed roof clad in slate, incorporating dormer projections. The property is due to be refurbished and will comprise an open plan sales area and WC.

The accommodation is arranged over two floors with the capacity to be split into 4 self-contained units, all of which are accessible from Waverley Place. Each unit benefits from separate tea prep and toilet facilities, with a shower room installed in one of the first floor suites.

The car park is located at the rear of the property and contains 5 spaces.

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:-

No 7 Ground Floor	107.2 sq.m	1,154 sq.ft
No 11 Ground Floor	105.8 sq.m	1,139 sq.ft
No 7 First Floor	110.8 sq.m	1,193 sq.ft
No 11 First Floor	109.1 sq.m	1,174 sq.ft
Total	**432.9 sq.m**	**4,660 sq.ft**



Development Opportunity

The property provides an excellent opportunity for redevelopment to a variety of uses (subject to planning).

Architects have considered schemes where the ground floor could be split into two commercial units and the upper floor to residential use. Further information available on request.

Planning

The subjects are covered under the Aberdeen City Local Development Plan 2023. Within the adopted plan, the subjects are located within an area designated as 'West End Area' (VC6).

The subject is not listed however lies within the Albyn Place/ Rubislaw Conservation Area.

The property presents a potential development opportunity, subject to planning permission being obtained.

Price

Fixed price of £250,000 exclusive of VAT.

Rateable Value

The Valuation Roll shows a Rateable Value of £71,500 effective from 1 April 2026.

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

Any figure quoted is exclusive of VAT.

Legal Costs

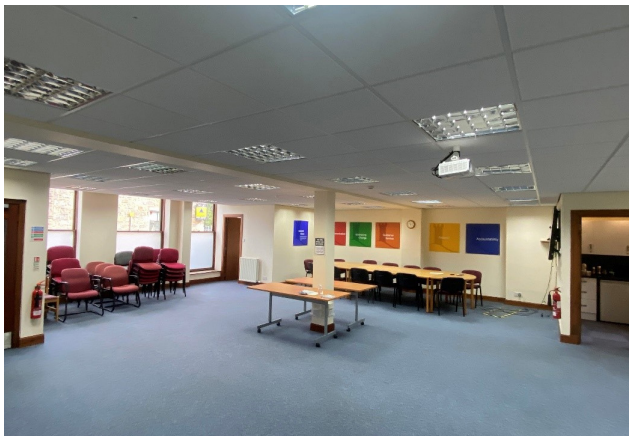
Each party will bear their own legal costs. The ingoing occupier will be responsible for any LBTT and Registration Dues.

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.





FG B



Viewings & Offers

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

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