



FG[®] Burnett

For Sale

8 Albert Place

Aberdeen, AB25 1RG

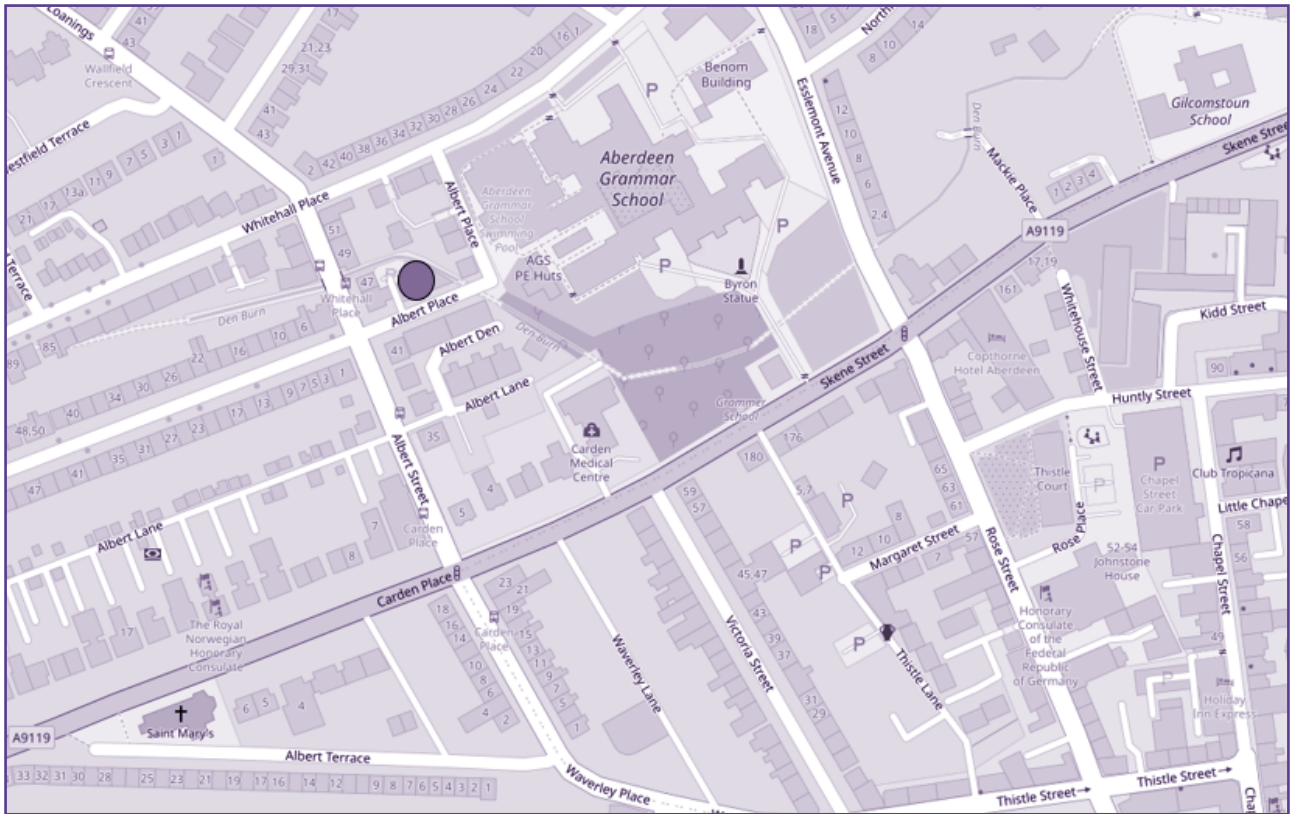
222.3 sq.m | 2,392 sq.ft

— Modern Office Premises

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All enquiries:
01224 572 661

fgburnett.co.uk



Location

The property is located on the east side of Albert Street on Albert Place and to the north side of Aberdeen's West End office district. Albert Place is a quiet road linking Albert Street with Whitehall Place. The main city centre is a short distance away to the east.

The area is a mix of both residential and commercial occupiers.

Nearby commercial occupiers include Infinity Accountants, Mearns and Gill, Castlehill Housing and Mackinnons Solicitors.

Description

The property is of a modern construction and formed over ground and first floors.

Access is at ground floor level and includes reception, kitchen, WC's and a series of cellular offices. A second means of access is at the same level at the opposite end of the building.

The first floor comprises a number of cellular offices and board room.

Natural daylight is by way of timber casement double glazed units while artificial light is by way of a number of ceiling mounted light fittings.

The property is serviced by a wet gas system with wall mounted radiators throughout the property.

Tenure

The property is held on a heritable basis.

EPC

Copy available on request.

Floor Area

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

Ground Floor	66.0 sq.m	710 sq.ft
First Floor	156.3 sq.m	1,682 sq.ft
Total	222.3 sq.m	2,392 sq.ft

VAT

All prices quoted are exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Price

£225,000.

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.

Rateable Value

The Valuation Roll shows a number of individual entries for the Rateable Value for the office suites – the totals being £32,700 effective 1st April 2023.

Entry

On conclusion of legal missives.

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

Viewings & Offers

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

Graeme Nisbet

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