FG Burnett

TO LET / MAY SELL

9 Victoria Street, Aberdeen, AB10 1XB

96.99 sq.m | 1,044 sq.ft

/// CAPE.ADMIRE.RISES



Location

The property is located in the west end district of Aberdeen and the heart of the west end office area. Aberdeen is the principal administrative centre of the northeast of Scotland and has an international airport, main line railway station and harbour serving the North Sea oil and gas industry and a ferry port serving the northern isles. It has two universities and a number of higher educational institutions and has a current population of around 230,000.

9 Victoria Street is located on the east side of Victoria Street which runs between Thistle Street/Waverley Place and Alford Place and is also within close proximity of Union Street which is Aberdeen's main commercial and retail thoroughfare.

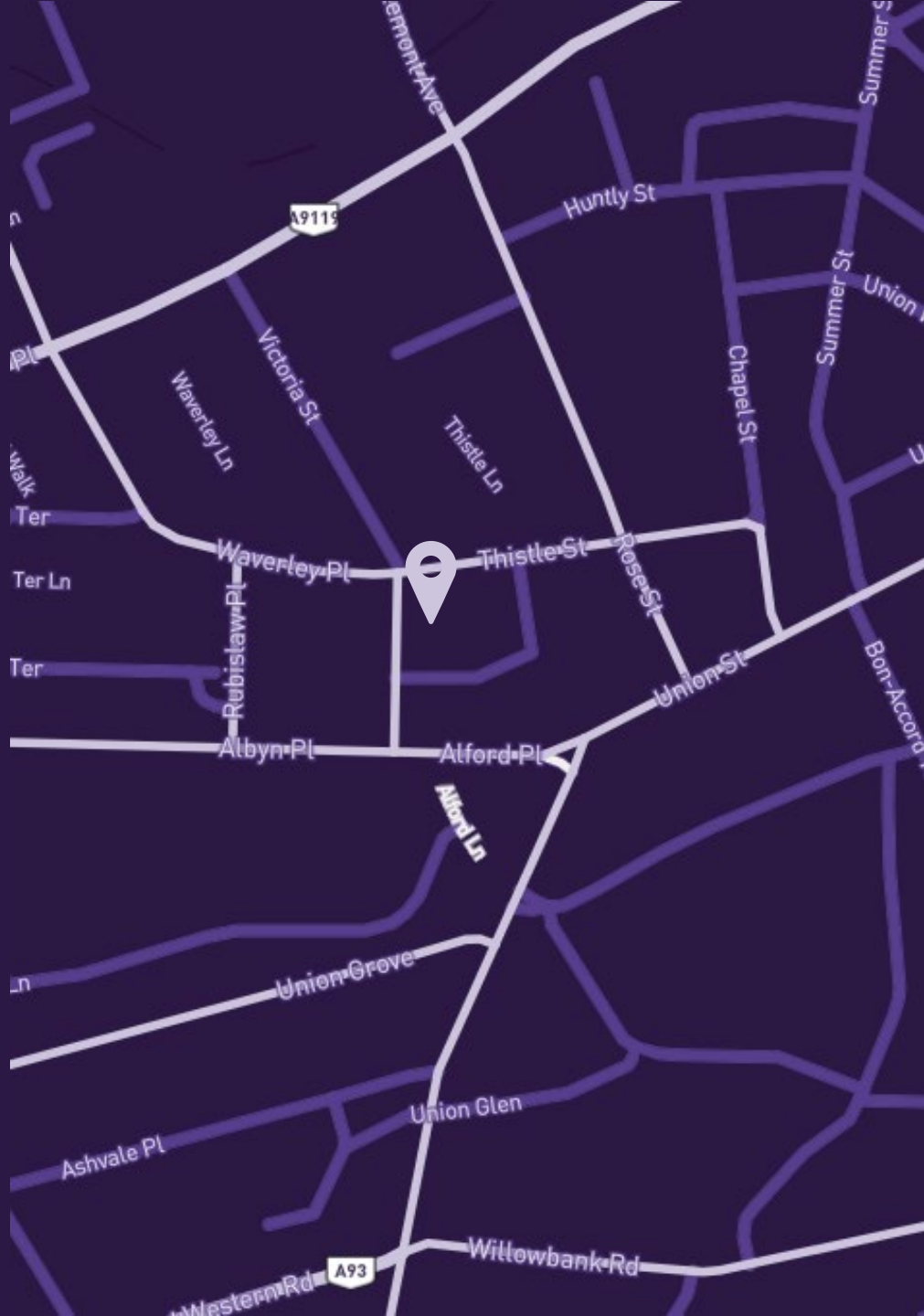
Consequently, the property benefits from excellent transport links.

Description

The property comprises a mid-terraced office building of traditional granite construction under a pitched slate roof. The available accommodation is arranged over ground, first and second floors.

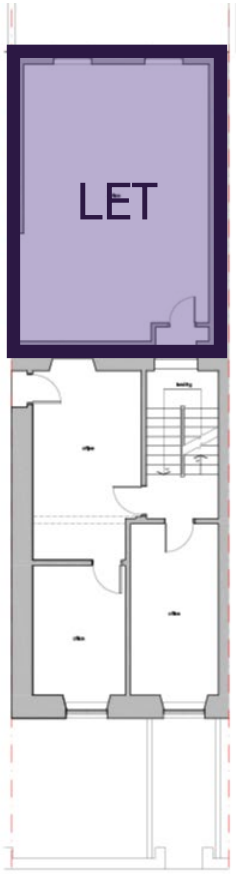
- Recently refurbished with new lighting, heating and welfare facilities.
- Carpet tile flooring throughout.
- Good level of natural daylight
- Painted plasterboard walls
- WC's are located on the second floor

There is a tarmacadam car park to the rear of the property, providing parking for 3-4 vehicles. The car park is accessed via Thistle Place.0

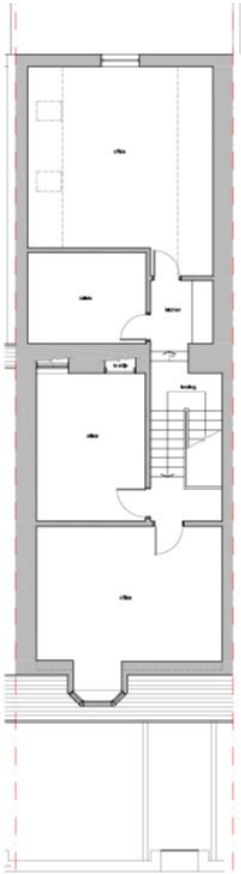




ground floor plan 1 : 100



first floor plan



second floor plan

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:

AREA	SQ.M	SQ.FT
First floor	37.44	403
Second floor	59.55	641
Total	**96.99**	**1,044**

Planning

The property is currently used as an office, however, may be suitable for redevelopment into a number of other uses (subject to planning), including medical/dental use, nursery use, and residential conversion. Any planning enquiries should be made to Aberdeen City Council.

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









Rent
£15 per sq.ft

Rateable Value
The Valuation Roll shows a Rateable Value of £16,700, effective from 1st 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

Lease Terms
Full repairing and insuring terms for a period to be agreed.

EPC
Copy 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 joint agents

FG B

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