



FG[®] Burnett

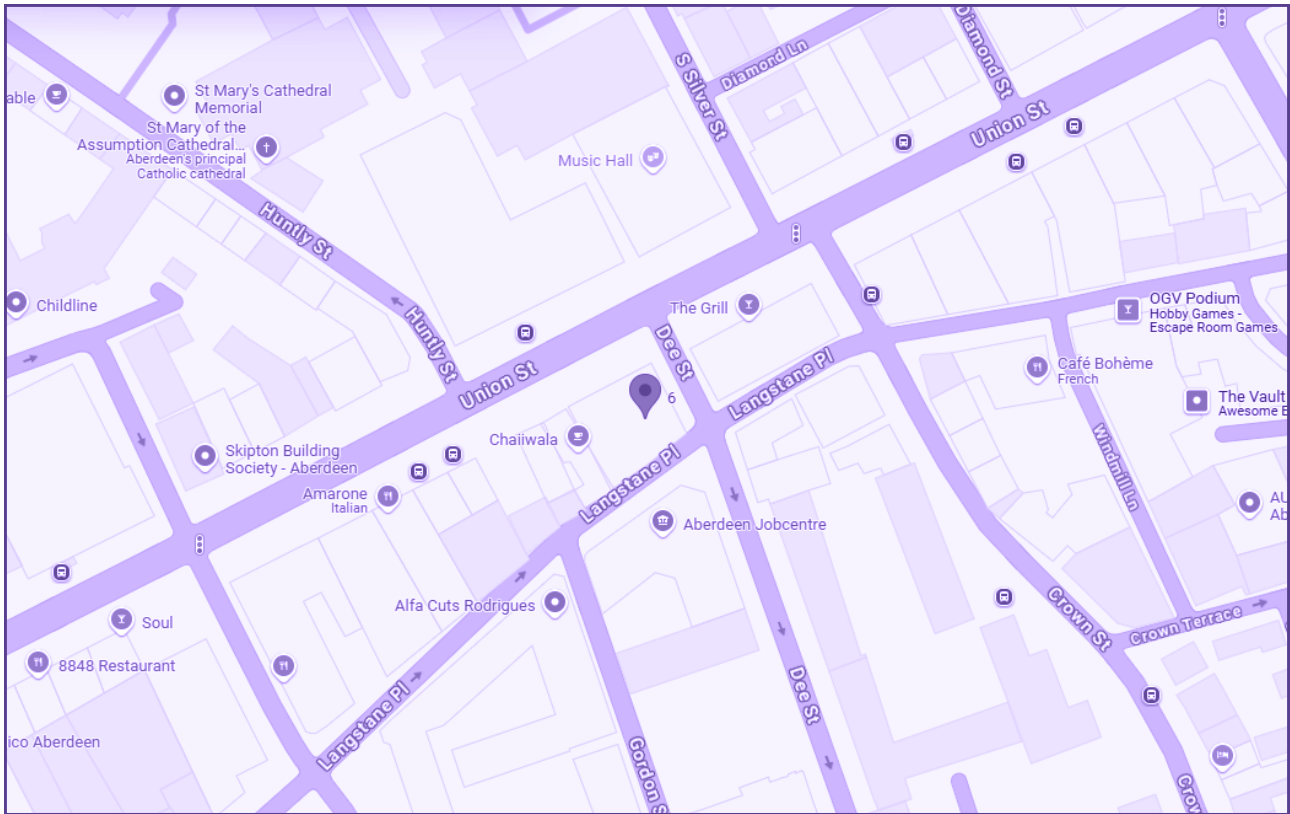
For Sale

Langstane House, Dee Street

Aberdeen, AB11 6DR

1,088.46 sq.m | 11,715 sq.ft

- City centre three-storey office building
- Car parking available via separate negotiation



Location

Located in the heart of Aberdeen city centre, the subjects occupy a highly prominent corner position on Dee Street and Union Street, the city's main commercial thoroughfare.

The surrounding area provides an excellent mix of amenities, with a wide range of shops, offices, cafés, and restaurants creating a well-connected business environment.

Nearby occupiers include Co-op, Starbucks, Subway, and Chaiwala, together with fashion retailers Cruise and Lolo & Co. The iconic Aberdeen Music Hall, situated directly opposite, adds to the area's strong footfall and profile.

This central location offers excellent access to public transport, ample nearby car parking, offering an accessible city centre address.

Car Park

Nearby car parking, located on Gordon Street, is available by separate negotiation. There are 10 spaces.

Description

Langstane House comprises a three-storey office building occupying a prominent corner position on Union Street, with a return frontage onto Dee Street.

Access to the offices is provided via an electric glazed panel door directly from Dee Street, leading into a communal stairwell. The property further benefits from an 8-person passenger lift serving all upper floors. The first, second and attic floors provide office accommodation, while the ground floor houses three self-contained retail units.

Internally, each floor offers a combination of open plan and cellular office accommodation, together with staff facilities including WC blocks and tea preparation areas. Historically, the offices have been extended, with certain areas on each level accessed via internal stairs leading to split-level sections.

The specification includes suspended timber floors with various floor coverings, painted plasterboard walls, and suspended tiled ceilings incorporating a mix of fluorescent and LED lighting. Generous natural daylight is provided by a mix of single/double glazed traditional sash and case and aluminium framed windows.

The property is connected to mains electricity, water and gas, with heating provided by a gas-fired boiler serving wall-mounted steel panel radiators throughout. The suites also incorporate a ceiling mounted fresh air system.

Accommodation

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

First Floor	345.26 sq.m	3,716 sq.ft
Second Floor	372.94 sq.m	4,014 sq.ft
Third Floor	370.26 sq.m	3,985 sq.ft
Total	1,088.46 sq.m	11,715 sq.ft

Planning

The property is Category B Listed and lies within a Conservation Area.

Occupational Leases

The second floor is currently let under two occupational leases, providing an income stream. Full tenancy information can be made available to genuinely interested parties upon request.

Price

Offers over £200,000. Reflecting an attractive capital rate of c. £17 per sq.ft.

Rateable Value

The subjects are currently split on a suite-by-suite basis over six entries within the Valuation Roll. The combined Rateable Value is £93,250.

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

B30. Copy available on request.

VAT

VAT will be payable in addition to the sale price.

Legal Costs

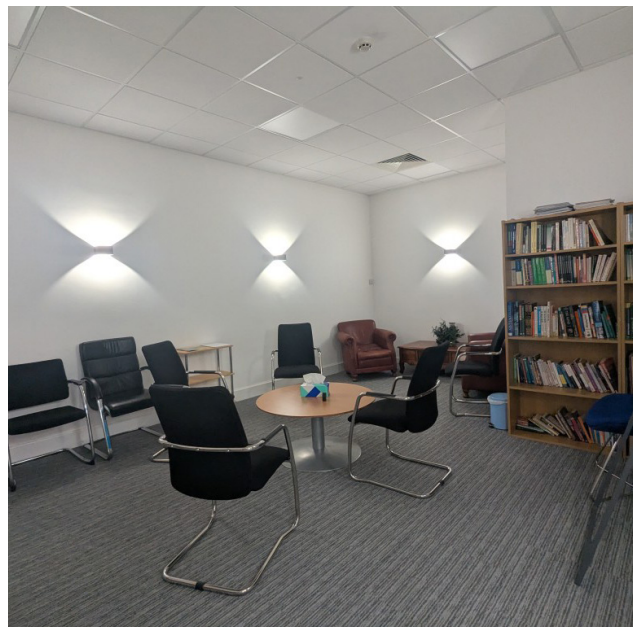
Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

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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