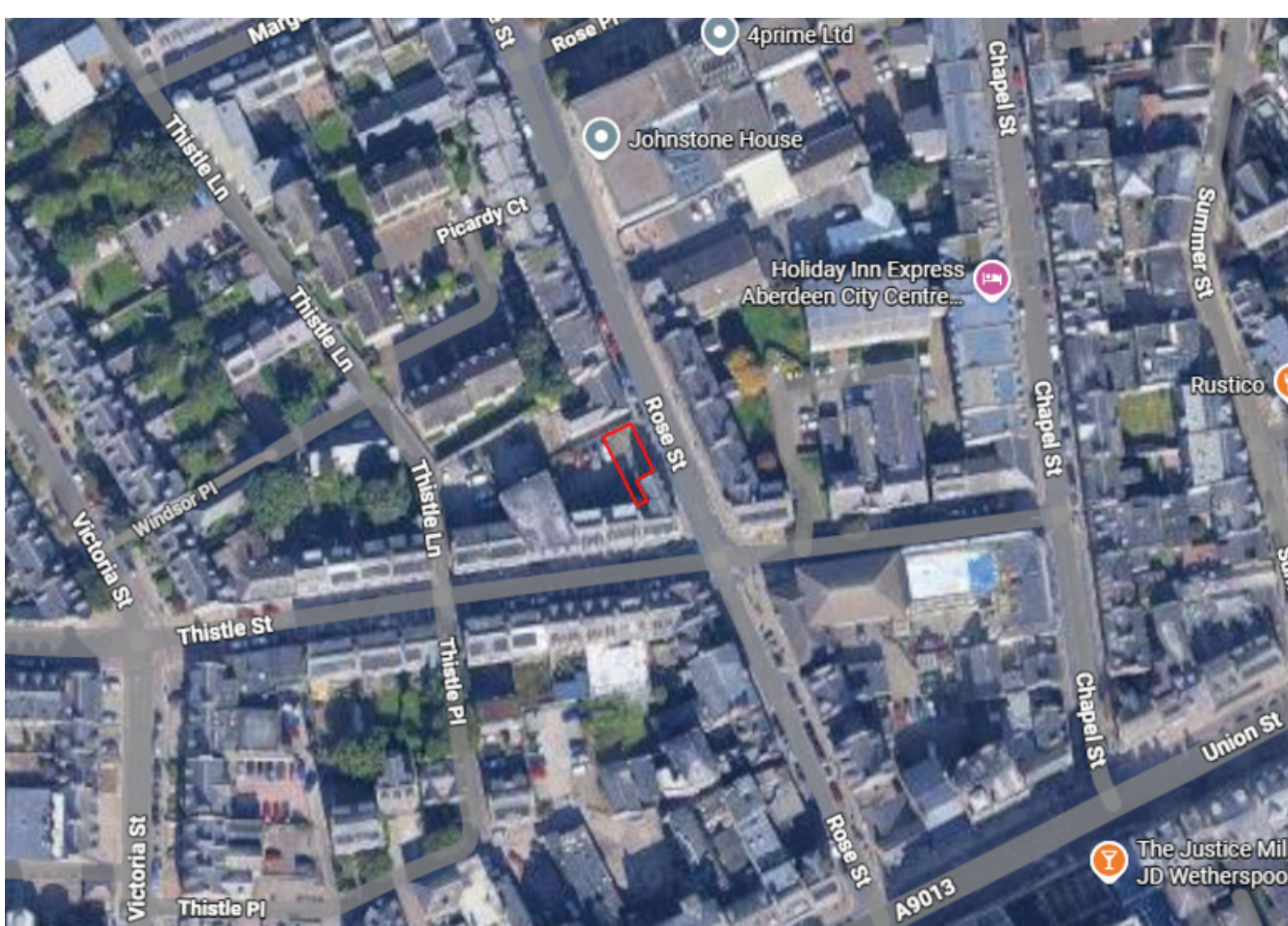




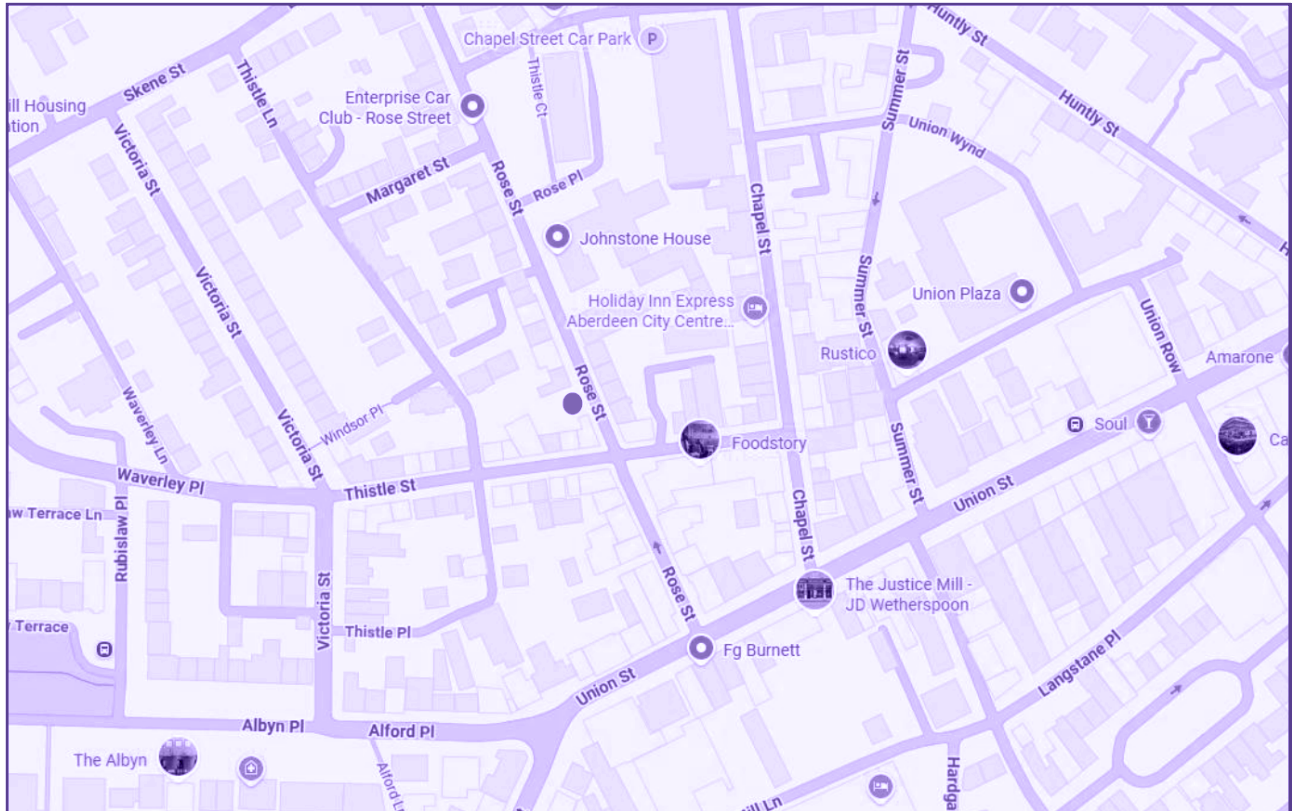
FG Burnett

For Sale

Car Park (3 Spaces), Rose Street

Aberdeen, AB10 1UB

- Secured car park comprising 3 parking spaces
- City Centre location perpendicular to Union Street
- No VAT applicable



Location

The car park is located just 1 minutes' walk north of Union Street within the heart of Aberdeen City Centre.

Union Street, Aberdeen's primary commercial throughfare, is home to many national operators such as Pret a Manger, Six by Nico and Amarone. In addition, The Silver Fin and The Capitol offices act as a key driver for footfall on and around Union Street.

More specifically, the car park is situated on the west side of Rose Street, within a mixed-use area within the city centre. Surrounding commercial occupiers include Andersonbain and Ledingham Chalmers.

Description

The subjects comprise 3 car parking spaces with a tarmac surface. There are two spaces positioned on the north side of the car park, and one space to the south side. The site is secured by way of a metal swing gate and surrounded by brick walls. A right of access exists through the car park in favour of the neighbouring car park. There is metal wire fencing and a steel gate to separate both the car parks.

Price

£40,000 for the heritable interest.

Rateable Value

The subjects have been split into two separate entries within the Valuation Roll:

- 1 parking space (south side): £1,000
- 3 parking spaces (north side): £3,000

The Valuation Roll shows that draft values will remain at these levels effective 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

VAT

The car park is not elected for VAT.

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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