



FG Burnett

For Sale

## Car Park (17 Spaces), Thistle Lane

Aberdeen, AB10 1SQ

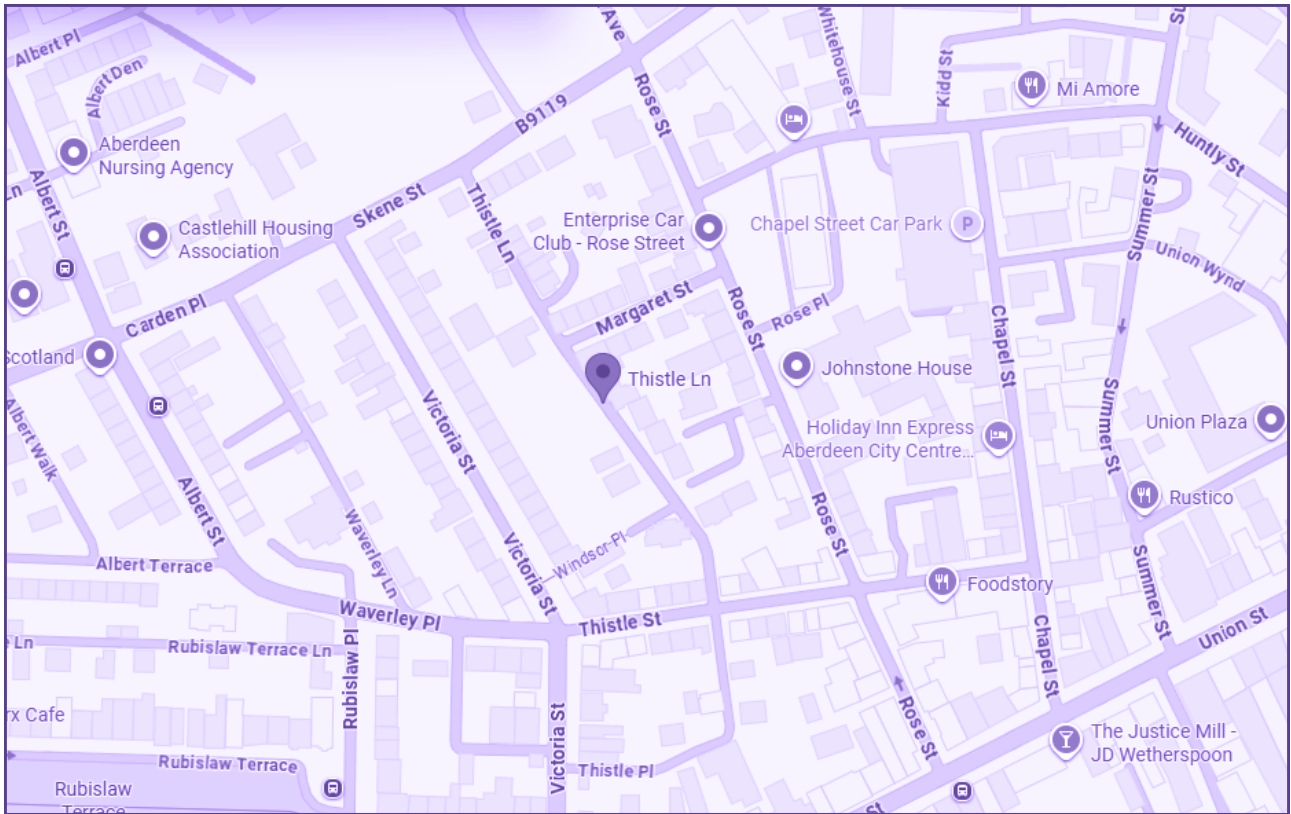
0.102 ac | 0.041 ha

- Centrally located secure car park
- Short term licence agreements in place

X | f | in

All enquiries:  
01224 572 661

[fgburnett.co.uk](https://fgburnett.co.uk)



## Location

The car park is located in the heart of Aberdeen, just a short distance from the city's main commercial thoroughfare, Union Street. More specifically, it sits on Thistle Lane, which connects to Thistle Street to the south — a vibrant area featuring a number of commercial occupiers nearby, include Atholl Scott, Laurie & Co LLP, Andersonbain LLP and Halliday Fraser Munro.

## Description

The subjects comprise 17 car parking spaces with an asphalt surface. The site benefits from an electric access gate and is secured on all four sides by a stone wall.

## Site Area

The site has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and approx. area calculated:

|       |          |          |
|-------|----------|----------|
| Total | 0.102 ac | 0.041 ha |
|-------|----------|----------|

## Licence Agreements

All the car parking spaces are currently let out to individuals on short term licence agreements, with one months notice. The monthly rental income is £1,870 (£22,440 per annum). The short term nature of the licence agreements offers flexibility to potential purchasers.

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## Price

Offers over £275,000 for the heritable interest

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## Rateable Value

The rateable value may need to be reassessed upon sale.

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## 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](http://www.saa.gov.uk)

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## VAT

VAT is not payable on the sale price.

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## 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.

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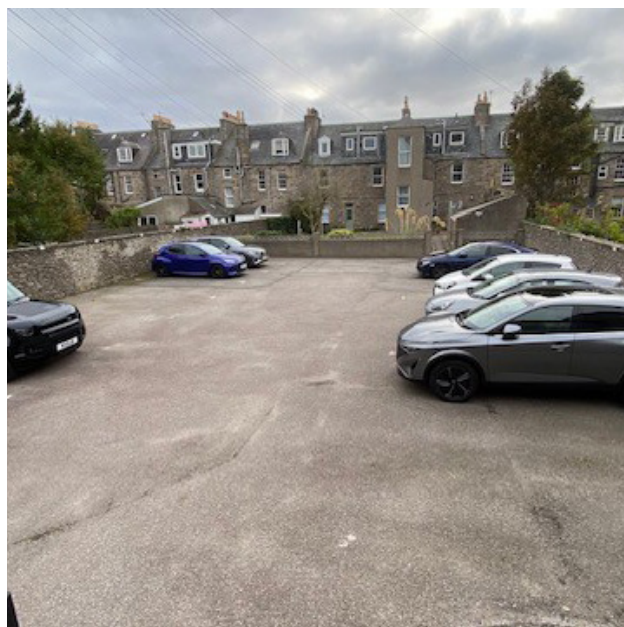
## AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser. 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.

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## Entry

On conclusion of legal missives.



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## Viewings & Offers

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

### **Adam Martin**

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### **Graeme Nisbet**

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