

# FOR SALE

OFFICE BUILDING



- CITY CENTRE LOCATION
- SELF CONTAINED BUILDING
- 145.45 sq. m. (1,565 sq. ft.)
- DEVELOPMENT POTENTIAL  
SUBJECT TO PLANNING

110 CROWN STREET  
ABERDEEN, AB11 6HJ

## LOCATION

The premises are situated within a conservation area on the West side of Crown Street in an excellent city centre location. Union Street, Aberdeen's principal shopping thoroughfare, is situated approximately 500 m to the North. First class shopping and leisure facilities are available nearby at Union Square and there are excellent transport links with regular bus services to both city centre and outlying locations. The main railway station at Guild Street is also nearby. The exact location is identified on the plan below.



## DESCRIPTION

The subjects comprise a Category -B listed self-contained mid-terraced office building of granite and slate construction arranged over lower ground, ground, first and attic floors. Internally the accommodation provides good quality office space comprising a mixture of private and open plan offices. In addition, there are male and female toilets and kitchen facilities provided. The premises benefit from gas fired central heating, fluorescent strip lighting and partial double glazing. There is an exclusive tranquil garden area to the rear offering staff breakout facilities. The property also benefits from open aspects to the front and rear.

## ACCOMMODATION

The following accommodation is provided, calculated on a net internal basis:

|           |                        |             |               |
|-----------|------------------------|-------------|---------------|
| LGF       | Offices 7, 8 & Kitchen | 36.63 sq m  | (394 sq ft)   |
| GF        | Offices 5 & 6          | 36.09 sq m  | (388 sq ft)   |
| FF        | Offices 2, 3 & 4       | 44.83 sq m  | (483 sq ft)   |
| AF        | Office 1               | 27.90 sq m  | (300 sq ft)   |
| Total NIA |                        | 145.45 sq m | (1,565 sq ft) |

There are additional useful storage/cupboard areas at Lower Ground and Attic floor levels providing an additional 5.84 sq m (62 sq ft) of storage.

## RATING ASSESSMENT

The premises have a Rateable Value of £19,750. Any new occupier would have the right to appeal against this figure. From April 2021 the Basic Property Rate (poundage) is 49 pence per £, before any reliefs.

## EPC

The premises have an Energy Performance Rating of E. Further information and a recommendation report is available to seriously interested parties on request.

## VAT

The property is not opted to tax so no VAT will be payable on the purchase price.

## ENTRY DATE

By arrangement

## PRICE

Offers over £195,000 are invited.

## LEGAL COSTS

Each party will bear their own legal costs. The incoming tenant will meet the cost of any LBTT and Recording Dues.

## VIEWING

Viewing is by arrangement with the selling agent.

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