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The Capitol, 431 Union Street, Aberdeen, AB11 6DA

TO LET / FOR SALE

**NEWLY REFURBISHED WEST END OFFICE
WITH CAR PARKING**



**5 RUBISLAW TERRACE
ABERDEEN
AB10 1XE**

Viewing strictly by appointment with
the sole letting agents.

Floor Space:
**307.45 sq m
(3,309 sq ft)**

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Location:

The subjects are located in the heart of Aberdeen’s West End office district overlooking the picturesque Rubislaw Terrace Gardens. The accommodation is located circa 500 metres from the West End of Union Street, Aberdeen’s main commercial thoroughfare.

The exact location is shown on the ordnance survey extract above.

Description:

The subjects comprise the entirety of a traditional two-storey, basement and attic mid-terraced townhouse of granite construction under a pitched slated roof.

Internally, The lower ground floor comprises an open plan area with smaller storage room to the rear, alongside toilet facilities.

The ground and first floors provide three generously sized rooms each alongside smaller rooms suitable as a small office or as storage/ server rooms. The first floor suite has recently undergone a comprehensive refurbishment which included the replacement of floor coverings and upgrading of lighting arrangements and toilet facilities. Kitchen and toilet facilities are located on the first floor.

The second floor contains two cellular offices, along with a small open plan area.

To the rear of the property is a small car park with spaces for 6 vehicles.

Rateable Value:

The draft proposed Rateable Value of the subject effective from 1 April 2023 are as follows:

Lower Ground Floor:	£11,500
Ground Floor:	£19,250
First Floor:	£13,300
Second Floor:	£9,900

Accommodation:

The premises has been measured in accordance with the RICS Code of Measurement Practice (6th Edition) and the following net internal floor area is noted below: -

Lower Ground Floor	72.89 sq m	784 sq ft
Ground Floor	105 sq m	1,130 sq ft
First Floor	70.10 sq m	755 sq ft
Second Floor	59.46 sq m	640 sq ft
TOTAL	307.45 sq m	3,309 sq ft
Additional Limited Use Areas:	1.48 sq m	16 sq ft

Rent:

Upon application.

Price:

Our client is inviting offers for their heritable interest in the property.

Energy Performance Certificate (EPC):

The subjects have an EPC Rating of E.

A copy of the EPC and Recommendation Report can be provided upon request.

VAT:

VAT is not payable on any monies due under the terms of the sale.

Entry:

Early entry available.

Legal Costs:

Each party will be liable for their own legal costs incurred during the transaction. As is normal, the purchaser will be liable for any LBTT and registration dues, where applicable.

Viewing & Further Information:

To arrange a viewing or for further information, please contact:

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