

DM HALL

To Let

Class 4 - Business



**4 Albyn Terrace,
Aberdeen,
AB10 1YP**

**45.05 SQM
(486 SQ FT)**

Property Details

- Well-presented Office Suite
- Located within the heart of Aberdeen's West End Office District
- Available on flexible Internal Repairing and Insuring lease terms
- Eligible for up to 100% small business rates relief.
- Rent: £7,500 per annum

LOCATION

The property is located in the city of Aberdeen, specifically in the heart of the west end office district, on Albyn Terrace.



Click on the map icon to see the properties' exact location on Google Maps.

DESCRIPTION

The property comprises a second-floor suite, forming part of a mid-terraced building of traditional granite and slate construction. Historically the property been used as an office suite and is well suited to continue in this use or any other use as defined under Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997, any alternative use will be subject to local authority consent.

Internally features include:

- Open-plan layout
- LED spot and pendant lighting
- Cable trunking
- Designated staff's kitchen area
- Designated WC's facilities
- Access to a shared on-site board room

DM HALL



Regulated by

RICS

Secure car parking is provided to the rear of the property, additional on-street parking is also available nearby.



Click on the video icon to see the properties Video Tour.

ACCOMMODATION

Measured on a Net Internal basis in accordance with the RICS Code of measuring practice (6th edition), the property provides the following approximate area:

Second Floor 45.02 sqm (485 sq ft)

SERVICES

The property is served with mains electricity, gas and water with drainage being to the main public sewer.

ENERGY PERFORMANCE

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Full documentation is available upon request.

NON DOMESTIC RATES

The property is currently listed within the Valuation Roll as having a ratable value of: £7,600*

*Any ingoing occupier may qualify for upto 100% rates relief under the Non-Domestic (Business) Rates Small Business Bonus Scheme. Interested parties should make their own enquiries with the Local Authority.

The Uniform Business Rates for the year 2024/2025 is 49.8p in the £.

Water and wastewater rates are also payable.

Make an enquiry

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RENT

£7,500 per annum

SERVICE CHARGE

A service charge will be payable to cover the cost of electricity, heating and for the maintenance, upkeep and repair of the common parts of the building and development.

The service charge is estimated to be £2,500 per annum.

VAT

All prices quoted in this schedule are exclusive of VAT.

COSTS

Each party will be responsible for their own costs. Any ingoing tenant/occupier will be responsible for their own legal costs. Any ingoing occupier will be responsible for the payment of LBTT and registration dues.

DM Hall Commercial Department

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ANTI-MONEY LAUNDERING : Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on Tenants. Once an offer has been accepted, the prospective Tenant(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

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