

FOR SALE



Office with Redevelopment Potential

Aberdeen, 19 West Mount Street, AB25 2RD

Net Internal Area: 51.64 sq m [556 sq ft]

- Located in Popular Rosemount Area
- Considered Suitable for conversion to residential [Subject to Planning]
- Offers over £65,000

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LOCATION

The property is located in the Rosemount area of Aberdeen which is a popular residential area a short distance to the north of Aberdeen city centre. More specifically the property is located on the corner of West Mount Street and Richmond Terrace. The surrounding area is mainly residential in nature. The exact location can be seen on the above plan.

DESCRIPTION

The subjects comprise the ground floor of a 3 storey building of granite construction under a pitched and slated roof. The upper floors of the building are in residential use. A single storey extension at the rear has a pitched and slated roof. The property is accessed directly from West Mount Street via pedestrian doors at either end of the building.

Internally the property is currently utilised as an office with two main office areas, a small store room and further store room/office at the rear. The property benefits from a single wc and tea prep area. Heating is provided by electric panel heaters and the windows are single glazed.

PLANNING

The property is located in a residential area and is considered suitable for conversion to residential use (subject to planning). Interested parties are advised to make enquiries with Aberdeen City Council Planning Department.

FLOOR AREAS

The subjects provide the following net internal floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition)

Ground Floor	51.64 sq m(556 sq ft)
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PRICE

Offers over £65,000 are invited for our clients heritable interest in the subjects.

VAT

The price quoted is exclusive of VAT which may be applicable

RATING ASSESSMENT

The valuation role shows a rateable value of £5,800 with effect from 1st April 2023

The Uniform Business Rate for the year 2023/2024 is 49.8p in the £. Water and waste water rates are also payable.

The ingoing occupier may qualify for 100% rates relief through the Small Business Bonus Scheme

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

Full documentation is available upon request.

ENTRY

Upon conclusion of all legalities

LEGAL COSTS

Each party to bear their own costs in relation to the transaction. The ingoing occupier will be responsible for payment of LBTT and registration dues if applicable.

CLOSING DATE

Whilst a closing date may not necessarily be set all interested parties are advised to note their interest, in writing, with the sole agents.

OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

Contact

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