

FOR SALE



Self Contained Office/Retail Investment

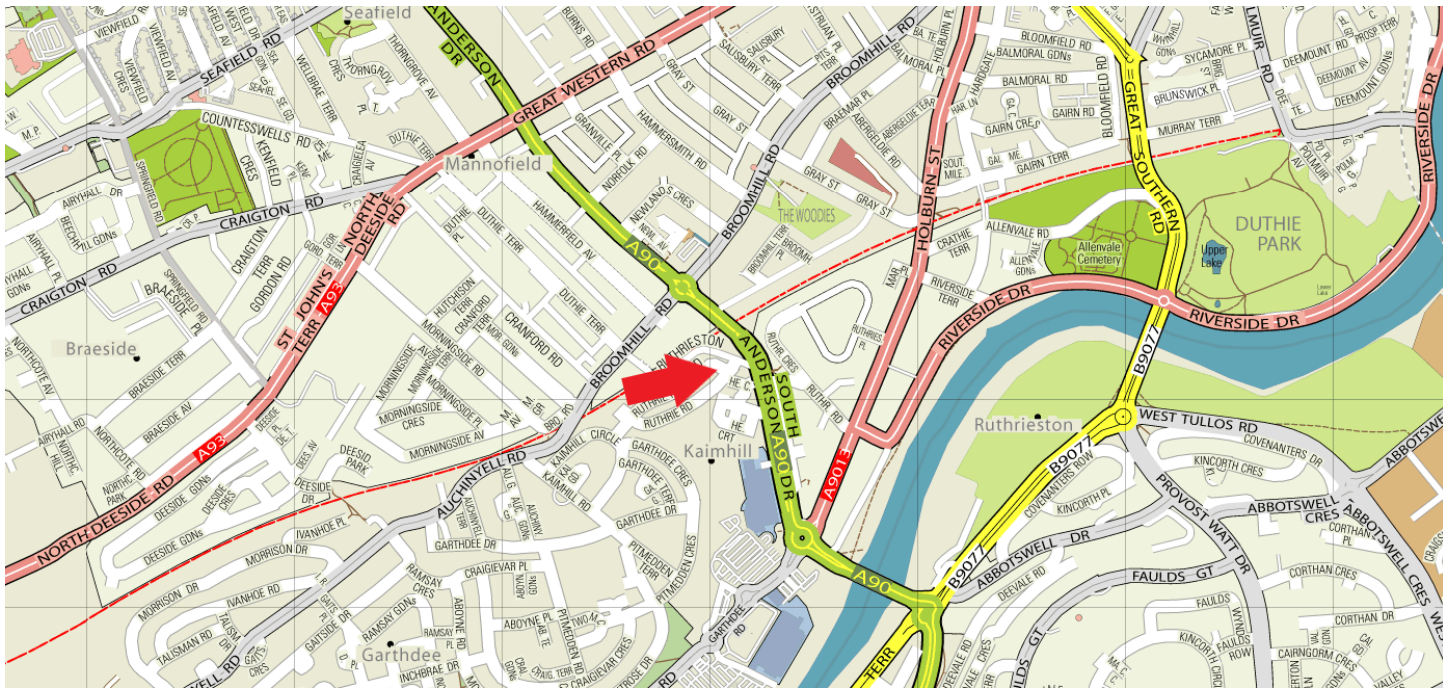
Aberdeen, 1B Ruthrie Terrace, AB10 7JY

51.03 sq m (549 sq ft)

- Self Contained Office/Retail Unit
- External Rear Area
- Passing Rent: £7,200 per annum
- Price: Offers over £70,000
- NIY 10.1%

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LOCATION

The subjects are located on the east side of Ruthrie Terrace within the Kaimhill area of Aberdeen, a short distance to the west of the A92 trunk road which connects the north and south of the city. The area is mainly residential in nature but nearby commercial occupiers include Asda, B&Q, Boots, Agility NDE and Aberdeen Fitness Centre.

The exact location can be seen on the above plan.

DESCRIPTION

The subjects comprise a single storey, mid terraced building of brick/block construction, harled externally, under a pitched and tiled roof. The premises benefits from an exclusive external area at the rear with access to Ruthrieston Road.

Internally the property has been recently refurbished and comprises open plan office/retail area with tea prep, wc and cupboard to the rear. The property benefits from carpeted flooring, a suspended tile ceiling, LED lights and electric panel heating.

FLOOR AREAS

The subjects provide the following net internal floor areas, measured in accordance with IPMS3.

Ground Floor	51.03 sq m (549 sq ft)
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LEASE TERMS

The property is leased to Ian Rodger Architects on Full Repairing and Insuring Terms at a passing rent of £7,200 per annum. The tenant has recently agreed to a 5 year lease extension expiring on 31st May 2031. This is in the process of being documented. A copy of the lease is available on request.

PRICE

Offers over £70,000 are invited for our clients heritable interest in the subjects reflecting a Net Initial Yield of 10.1% after deduction of standard purchasers costs.

TENURE

Heritable

VAT

The property has been opted to tax so VAT will be payable on the sale price.

RATING ASSESSMENT

The valuation role shows a proposed rateable value of £7,300 with effect from 1st April 2026

The Uniform Business Rate for the year 2025/2026 is 49.8p in the £. Water and waste water rates are also payable.

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

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of E.

Full documentation is available upon request.

ENTRY

Upon conclusion of all legalities

ANTI-MONEY LAUNDERING

In accordance with AML regulations, any purchaser will be required to provide proof of identity, address and source of funds once an offer is accepted.

LEGAL COSTS

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

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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