

# SELF-CONTAINED OFFICE SUITE WITH CAR PARKING FOR SALE / TO LET



**8 ST MARY'S PLACE  
ABERDEEN  
AB11 6HL**

## LOCATION

The property is located on the north side of St Marys Place at its junction with Crown Terrace within a mixed use area only a few hundred yards from Union Street, Aberdeen's principal shopping thoroughfare.

Aberdeen is Scotland's third city with a population in the region of 228,000, a total catchment of 500,000 and is one of the most prosperous regions in the UK.

The site is shown on the street plan opposite for identification purposes only.

## DESCRIPTION

The property comprises a lower ground floor self-contained office suite within a 3 storey attic and semi basement end terrace building of granite construction with a slate covered roof.

## ACCOMMODATION

The following accommodation is provided:-

### Ground Floor

General office, office/boardroom,  
2 individual offices, disabled/ladies  
toilet, gents toilet, kitchenette

### Net Internal Area

78.78 sq m (848 sq ft)

## CAR PARKING

4 exclusive car parking spaces are provided adjacent to the building accessed from Crown Terrace.

## SERVICES

All mains services are available. Heating is by electric panel wall mounted heaters.

## RATING ASSESSMENT

Office Rateable Value - £7,700.

Car Parking Rateable Value - £3,000.

The uniform business rate for the year 2022/2023 is 49.8p in the £.

This property may qualify for a 100% reduction under the Small Business Bonus Scheme.

## GROUND TENURE

Freehold.

## PRICE

Offers in excess of £100,000 are invited.

## LEASE TERMS

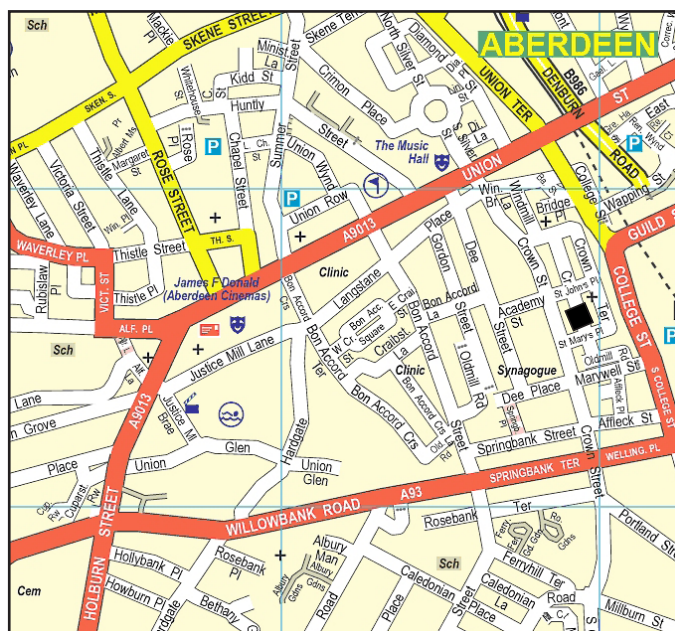
Alternatively our client may consider a lease for a minimum period of 5 years at a rental of £10,000 per annum exclusive.

## VAT

All figures quoted are exclusive of Value Added Tax.

## ENTRY

Immediately upon completion of legal formalities.



## EPC

This property has an Energy Performance Rating of G. Further details on request.

## LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the transaction with the ingoing tenant/purchaser liable for LBTT and registration dues in the normal manner.

## OFFERS & VIEWINGS

All offers should be submitted in writing to the sole selling agent who will also make arrangements to view on a strictly by appointment basis.