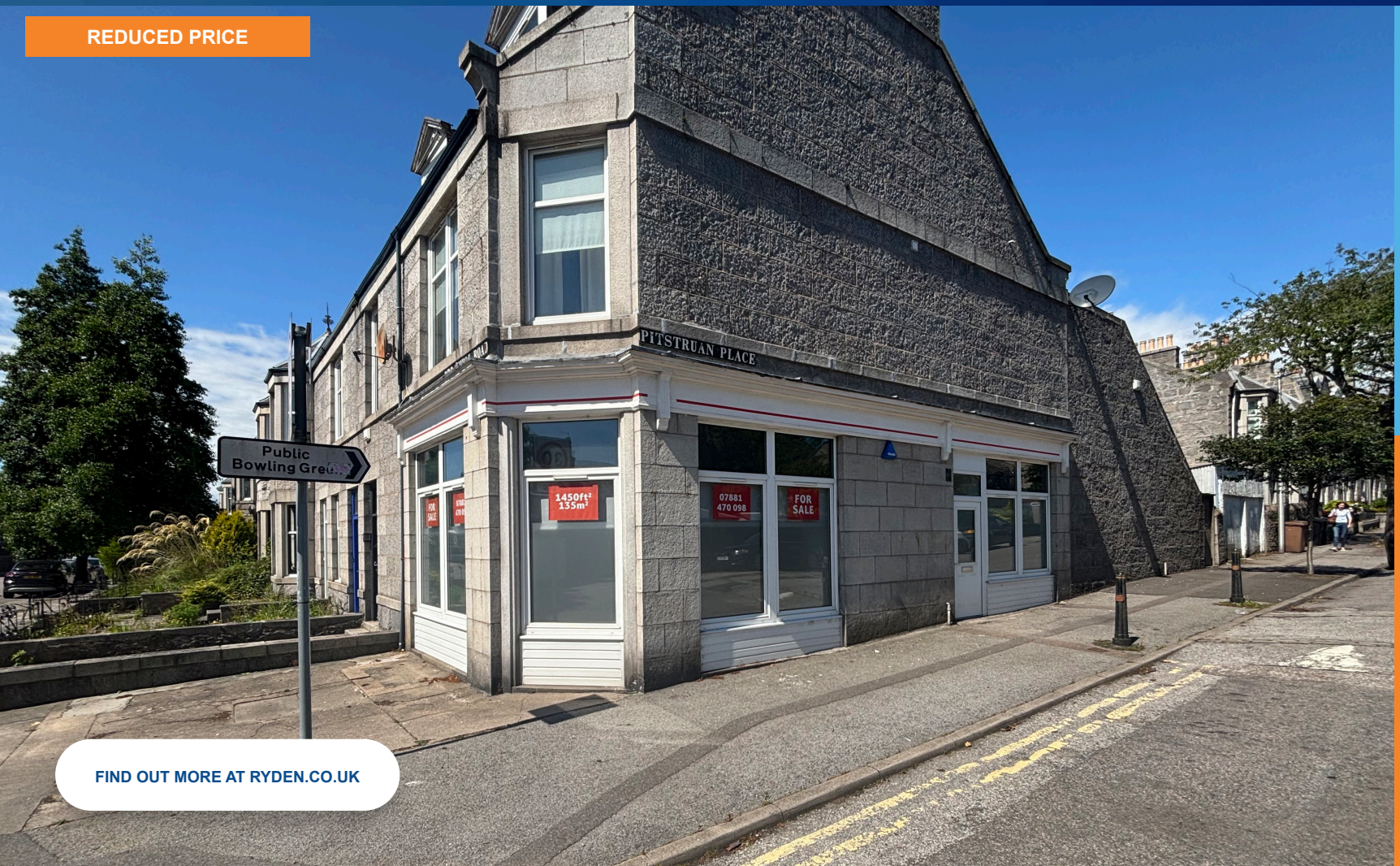
Ryden

FOR SALE/ MAY LET

GROUND & BASEMENT OFFICE
117.16 SQ M (1,261 SQ FT)

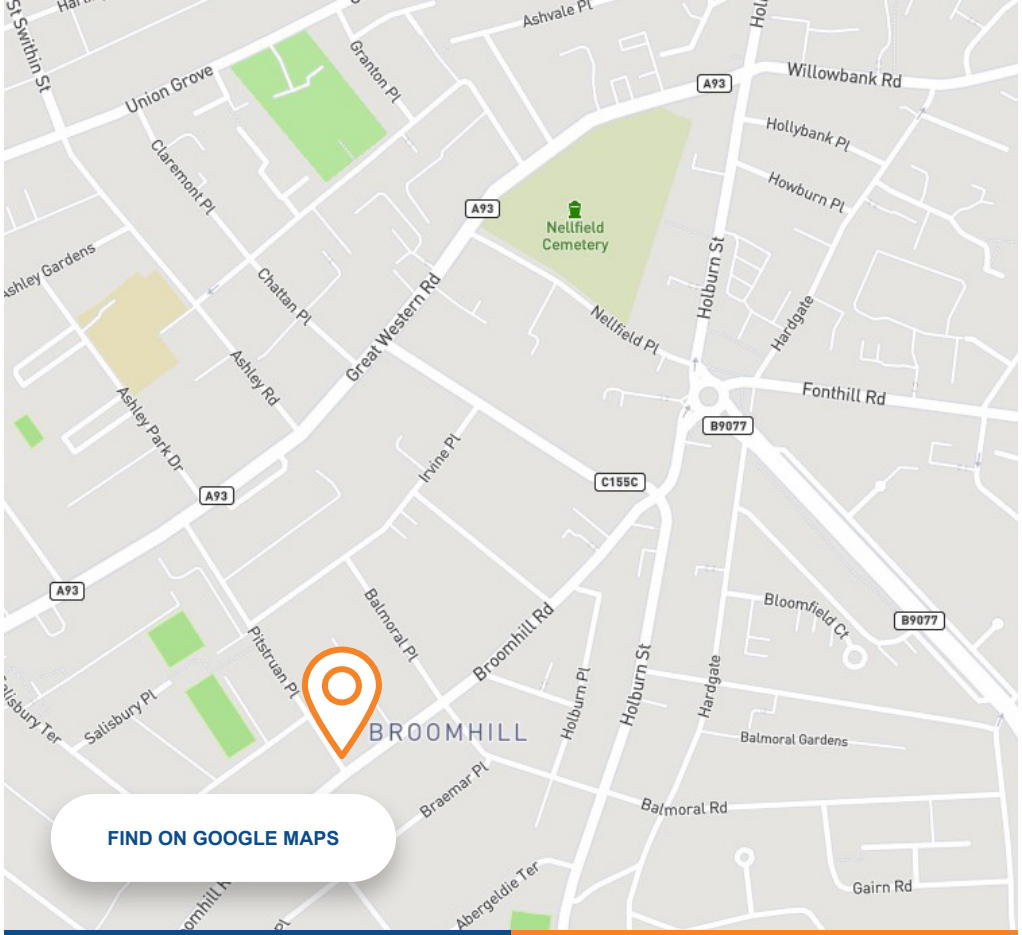
REDUCED PRICE



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1 PITSTRUAN PLACE
ABERDEEN
AB10 6PQ

- CENTRAL LOCATION A MILE FROM THE WEST END & UNION STREET
- WELL MAINTAINED IMMACULATE CONDITION WITH FRESH DECOR
- SUITABLE FOR ALTERNATIVE USES
- SHORT TERM FLEXIBLE LEASE TERMS AVAILABLE
- AVAILABLE IMMEDIATELY



THE PROPERTY BENEFITS FROM CLOSE PROXIMITY TO BOTH HOLBURN STREET AND GREAT WESTERN ROAD.

LOCATION

The property is located on the north side of Broomhill Road at the junction of Pitstruan Place in the heart of a primarily residential area.

The property benefits from close proximity to both Holburn Street and Great Western Road, as well as being approximately a mile from the West End and Union Street.

DESCRIPTION

The subjects comprise a ground floor and basement office premises contained within part of an end terraced mixed use property of granite construction under a pitched and slated roof. Internally, the property comprises one large open plan office and two smaller cellular office rooms, as well as a tea prep area. At the basement level there is a large office/storage room and two toilets. The property has been well maintained and is in immaculate condition with fresh decor and good quality carpeting throughout. The subject also benefits from gas central heating and is double glazed throughout.

ACCOMMODATION

We have calculated the following approximate

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	65.79	708
BASEMENT	51.37	553
TOTAL	117.16	1,261

CAR PARKING

On street un-metered car parking is available immediately outside the property.

PRICE

In the region of £100,000.

LEASE TERMS

Short term and flexible leasing options may be available subject to agreement.

RATEABLE VALUE

The property is currently entered in the Valuation Roll with a Rateable Value of £13,750 effective from 1 April 2026. Therefore, Rates payable will be £6,613 per annum.

Qualifying occupiers may benefit from 100% rates relief for the first 12 months of occupation under the Fresh Start Relief Scheme.

Thereafter, occupiers may qualify for up to 56.25% relief under the Small Business Bonus Scheme, subject to meeting the relevant elegibility criteria.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC Rating of B.

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

LEGAL COSTS

In the normal manner, each party will cover their own legal and professional expenses incurred in documenting the lease. The ingoing tenant will be responsible for any LBTT or registration dues, where applicable.

ANTI-MONEY LAUNDERING (AML)

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/ exchange, required to enable the agents to meet their respective obligations under the Regulations.

ENTRY

Entry is available immediately upon conclusion of legal missives.









1 PITSTRUAN PLACE
ABERDEEN
AB10 6PQ

FOR SALE

GROUND & BASEMENT OFFICE

117.16 SQ M
(1,261 SQ FT)

GET IN TOUCH

Please get in touch with our letting agent for more details.

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