

# For Sale

£35,000



## Small Self Contained West End Office Building

3 Thistle Lane  
Aberdeen  
AB10 1ST

20.05 sq.m (216 sq.ft)



**FG Burnett**

Call 01224 572661  
[www.fgburnett.co.uk](http://www.fgburnett.co.uk)



## Location

3 Thistle Lane is located within the West End of Aberdeen City Centre and in close proximity to Skene Street. The popular Rose Street, Thistle Street and Chapel Street shopping district is also in close proximity.

## Description

The premises comprise a self contained office building of block construction rendered externally. Internally the property comprises entrance lobby, office and single WC.

## Floor Area

The following approximate floor area has been calculated in accordance with IPMS 3 RICS Code of Measuring Practice (1<sup>st</sup> Edition 2015).

Ground Floor 20.05 sq.m (216 sq.ft)

**Price**  
£35,000.

**VAT**  
Any figures quoted are exclusive of VAT which may be applicable.

**Rateable Value**  
The Valuation Roll shows a Rateable Value of £3,700 effective 1 April 2017.

**Energy Performance Certificate**  
A copy of the EPC and Findings Report is available from the selling agent.

**Legal Costs**  
Each party will be responsible for their own legal costs incurred in the transaction. The purchaser will be responsible for payment of any registration dues.

**Entry**  
To be agreed on conclusion of legalities.

**Viewing & Offers**  
Strictly by appointment through the selling agent to whom all offers should be submitted in Scottish Legal Form.

## Contact

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Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

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