

ON THE
INSTRUCTIONS
OF THE SCOTTISH
FIRE AND RESCUE
SERVICE



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25 Albyn Place, ABERDEEN AB10 1YL

FOR SALE

FORMER OPERATIONS CONTROL OFFICE SUITABLE FOR ALTERNATIVE USES (SUBJECT TO PLANNING)



**1 MOUNTHOOLY WAY
ABERDEEN
AB24 3ER**

Viewing is strictly by arrangement
with the sole selling agent.

Floor Space:
658.50 sq m (7,089 sq ft)

Site Area:
0.39 Acres (0.16 Hectares)

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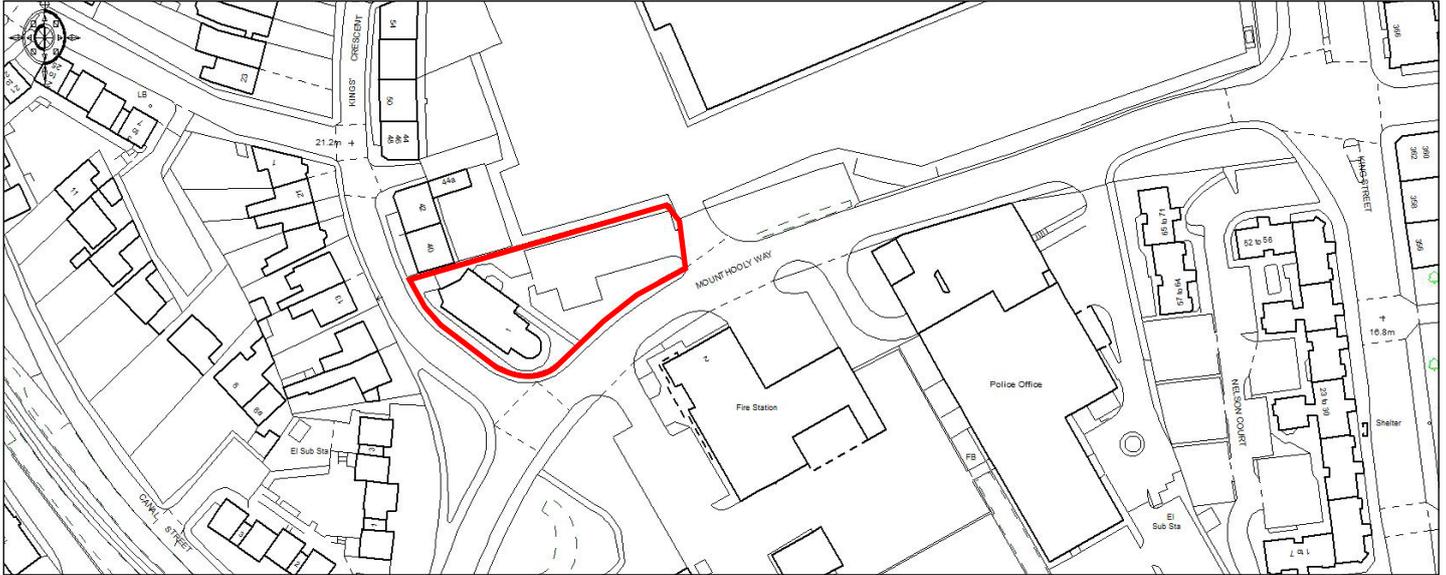
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LOCATION

The subjects are located on the south side of Mounthooly Way between the junction of Kings Crescent and King Street. Mounthooly Way lies to the east of Mounthooly roundabout and approximately 1km north of Aberdeen City Centre.

The subjects are located adjacent to the new Aberdeen First Bus depot and Office Headquarters, as well as opposite the Scottish Fire & Rescue Service training centre and station. The Police Scotland Transport Department are located here also. The site is also a short walk from both Aberdeen College and Aberdeen University. This location provides a mix of both business and residential uses, including dedicated student accommodation at St Peter Street, Causewayend, King Street and Spring Garden.

DESCRIPTION

The subjects comprise a stand-alone three storey office building of blockwork construction under a pitched slated roof with a glazed semi-circular extension.

The property provides a mix of open plan and cellular accommodation. The property benefits from gas central heating and double glazed windows. It also benefits from perimeter trunking incorporating small power, data cabling and telecoms connections. The building has male and female toilets, disabled toilet, shower facilities, tea prep areas, storage space and a cooled comms room.

Externally, the site has an enclosed cycle storage area along with 18 car parking spaces, inclusive of two disabled spaces. The grounds are well appointed with minimal but tidy landscaping.

ACCOMMODATION

We have calculated the following approximate gross internal floor area (GIA) for the property in accordance with the RICS Property Measurement 1st Edition, May 2015.

Ground Floor	230.58 sq m	(2,482 sq ft)
First Floor	231.69 sq m	(2,494 sq ft)
Second Floor	196.33 sq m	(2,113 sq ft)
Total	658.50 sq m	(7,089 sq ft)

We have also calculated the approximate site area using our Promap, online Ordnance Survey Mapping System.

Site Area - 0.39 acres (0.16 hectares)

RATEABLE VALUE

The subjects are currently entered in the valuation roll as Offices with a NAV/RV of £94,500 effective from 1st April 2017.

PLANNING

The site is currently zoned as Mixed Use in the Aberdeen Local Development Plan 2017. However, we are advised that residential use may also be possible within this location. The property is not Listed and the site is not within any Conservation Area.

We would advise that all interested parties engage with Aberdeen City Council Planning Department in the first instance should they have any planning related questions.

PRICE

Offers invited.

VAT

All parties should make themselves aware that VAT will be payable on any purchase price.

CLOSING DATE

The client reserves the right to set a closing date for this property. Those parties looking to be advised of any closing date should formally note their interest with the sole selling agent in the first instance. It should be noted that the vendor is not obliged to accept the highest or indeed any offer at a closing date.

ENERGY PERFORMANCE CERTIFICATE

Awaiting assessment.

LEGAL COSTS

In the normal manner, each party will be responsible for their own legal costs and professional fees / expenses. The purchaser will be liable for LBTT and any registration dues where applicable.

VIEWING AND FURTHER INFORMATION

To view the property or for any further information, please contact the sole selling agent in the first instance:

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