

RESIDENTIAL DEVELOPMENT OPPORTUNITY

- > PLANNING CONSENT SECURED
- > 4 FLAT DEVELOPMENT OPPORTUNITY
- > PRICE - £160,000
- > PRIME CITY CENTRE LOCATION

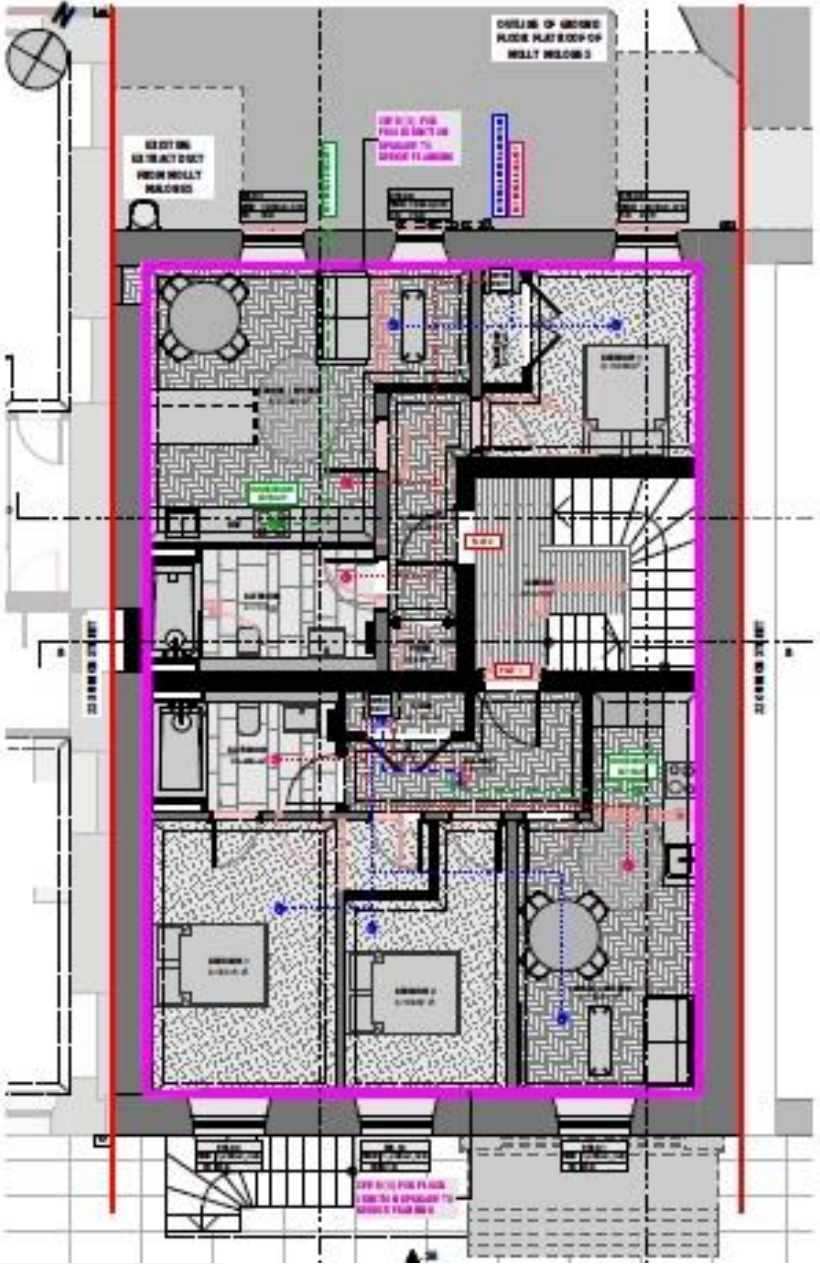
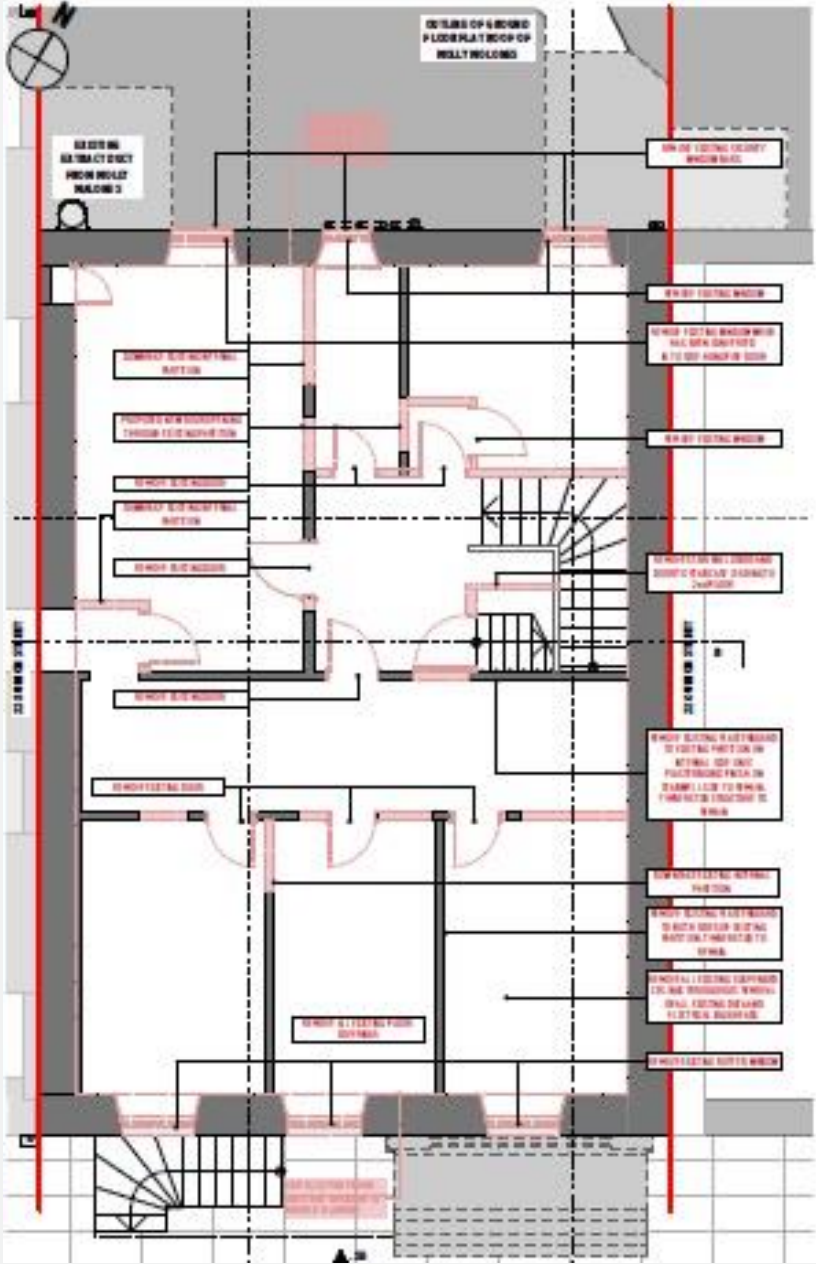
FOR SALE

222 UNION STREET, ABERDEEN, AB10 1TL

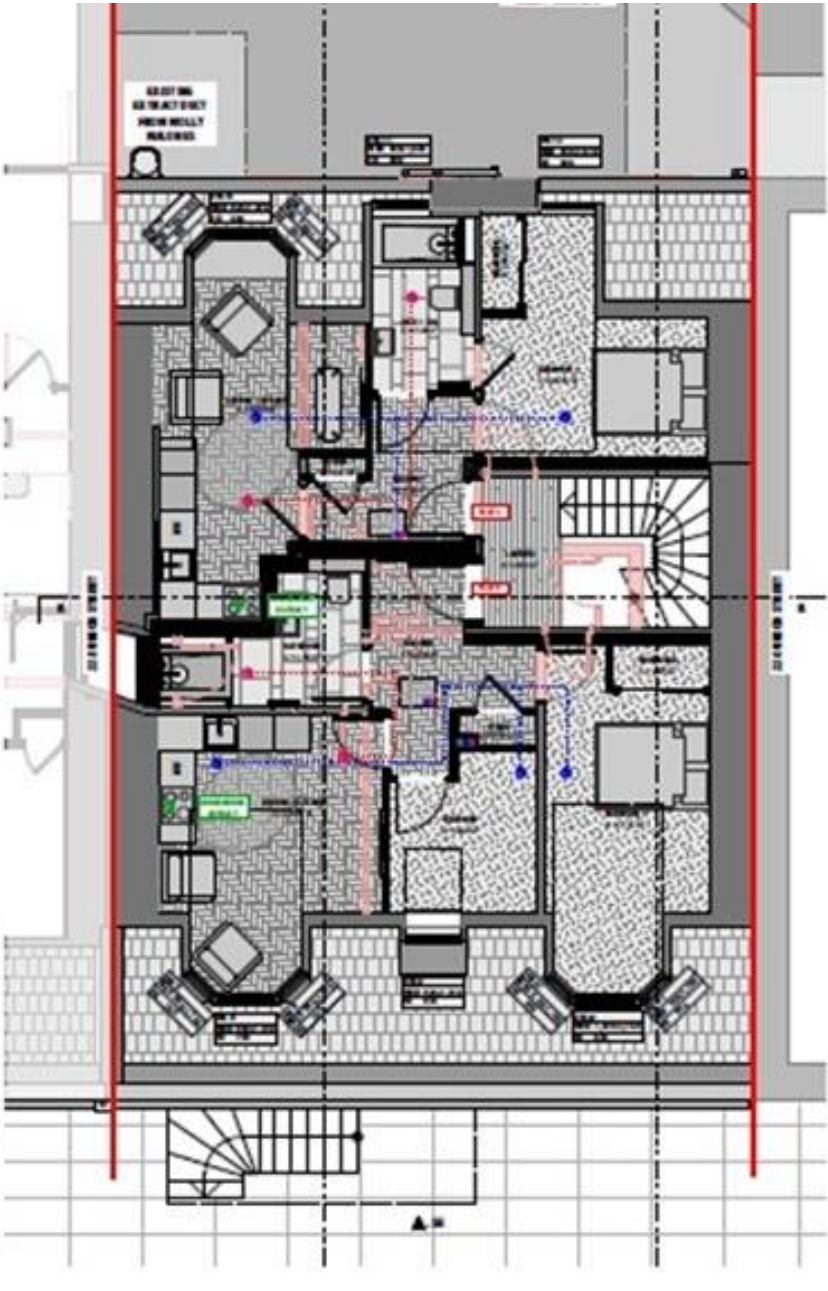
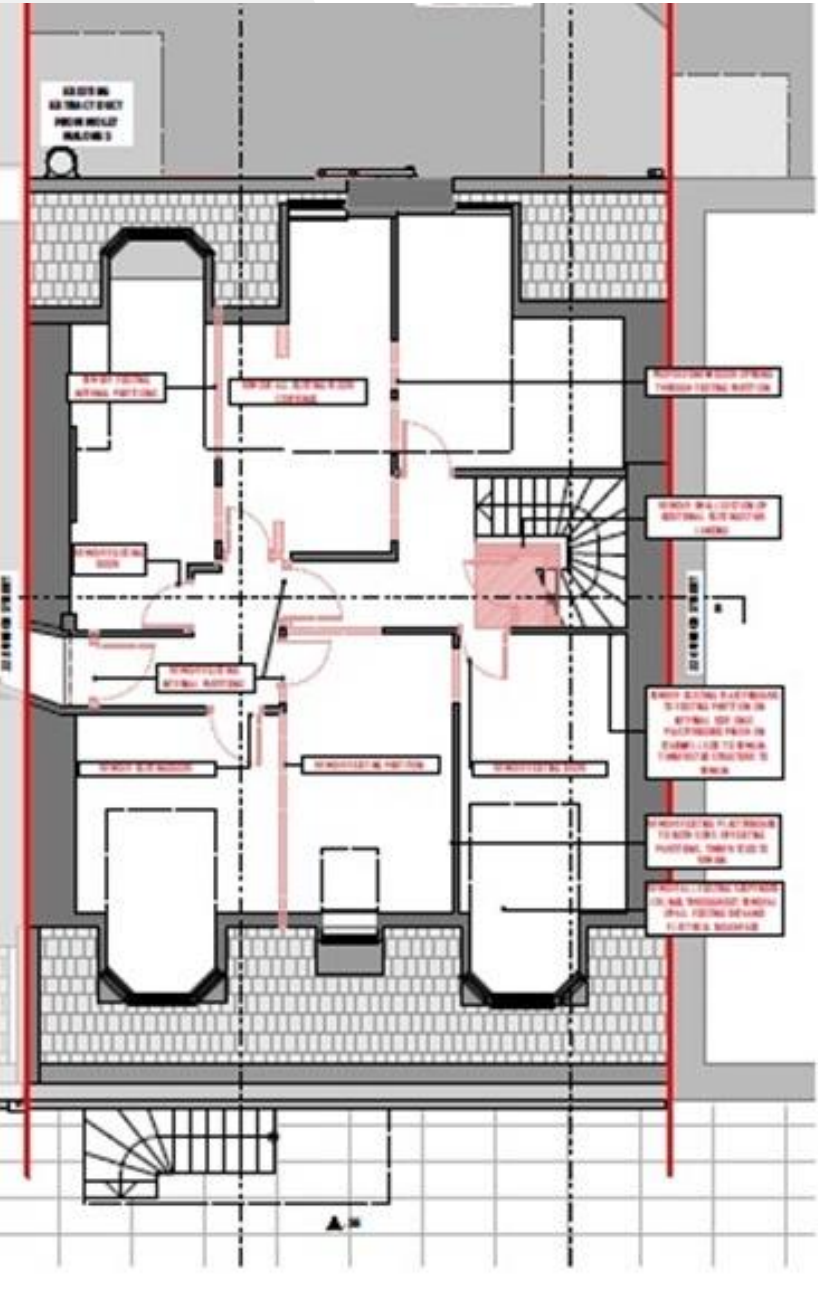
CONTACT: Mark McQueen, Mark.McQueen@shepherd.co.uk 01224 202800 www.shepherd.co.uk



FLOOR PLAN FIRST FLOOR



FLOOR PLAN SECOND FLOOR



LOCATION

The subjects are located on the north side of union street between its junctions with union row and Huntly street. Union street is the city’s main commercial thoroughfare and as such the location is mixed use in nature with retail, food and drink, office and residential uses all being in close proximity to the subjects.

The central location also results in good transportation links to all parts of the city with the train and rail station also being a short distance from the premises.

DESCRIPTION

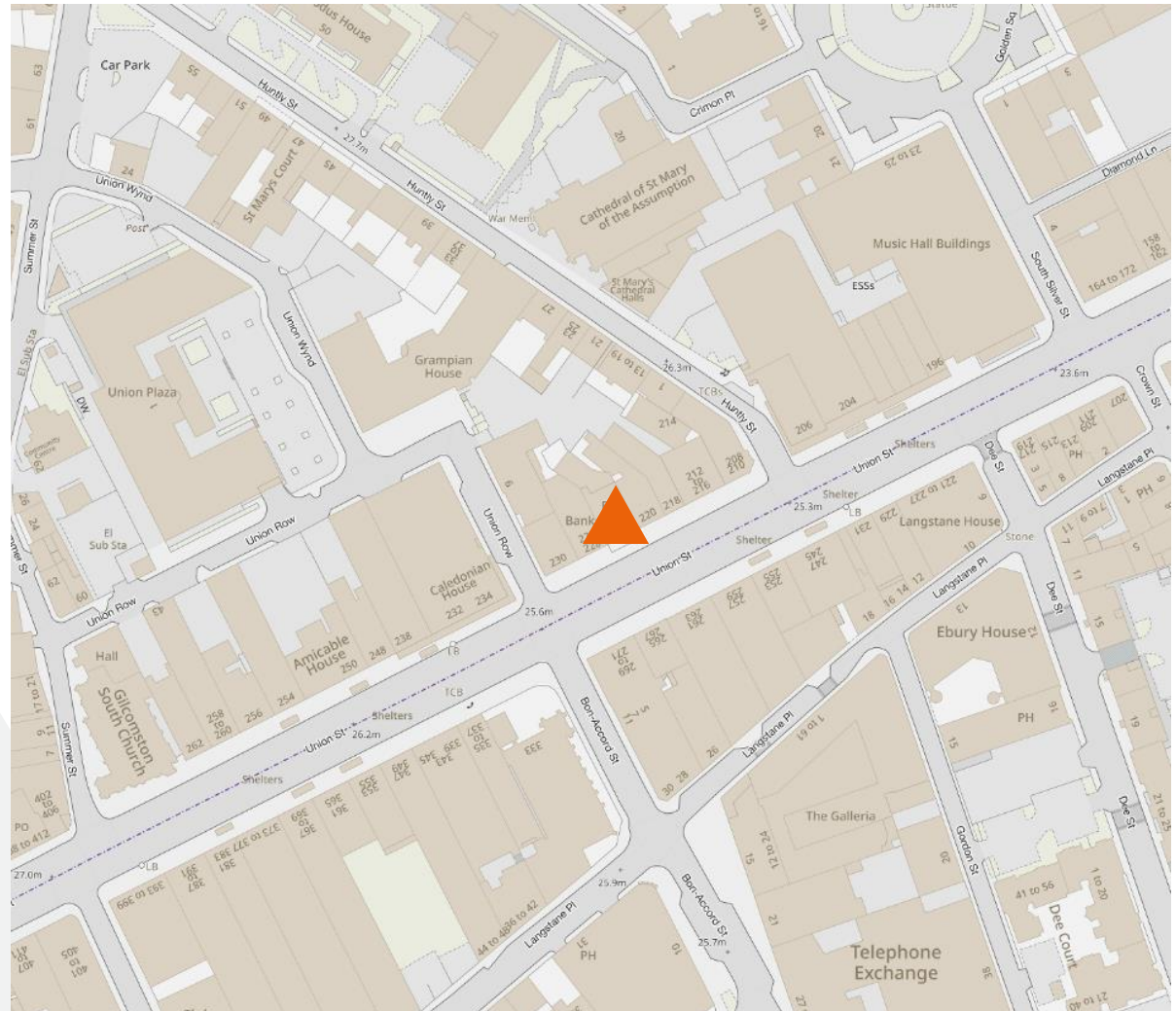
The subjects comprise of the first and second floors of a mid terraced, granite and slate building with the premises being accessed from union street at ground floor level.

Internally the premises provide a development opportunity for residential conversion.

ACCOMMODATION

	m ²	ft ²
First Floor	110.83	1,193
Second Floor	84.98	915
Total	195.81	2,108

The above-mentioned floor areas are calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



PLANNING CONSENT

The subjects were previously utilised as offices; however, planning has been obtained for a residential redevelopment for 4 flats comprising of:

- > First floor, 2-bed flat
- > First floor 1 bed flat
- > Second floor, 1 bed flat
- > Second floor, 1 bed and box room

Further information on the planning consent secured can be found at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?keyVal=RAA1D8BZMK100&activeTab=summary>

CARS SCHEME

The opportunity is currently within the CAR's scheme area (Conservation Area Regeneration Scheme). Under which grant assistance may be available from the council which can cover up to 75% of costs to refurbish a number of areas including roof, windows, and front door.

Purchasers should make their own investigations in this respect.

PURCHASE PRICE

£160,000 exclusive of VAT is sought for our clients interest in the premises.

VAT

All figures quoted are exclusive of VAT at the prevailing rate

RATEABLE VALUE

The Rateable value as of 1st April 2023 for the subjects is shown on the Scottish assessors' website at £11,750.

ENERGY PERFORMANCE CERTIFICATE

The subjects currently have an EPC rating of "TBC"

Further information and a recommendations report are available to seriously interested parties upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs associated with the transaction with the ingoing tenant being responsible for any registration dues, LBTT, etc.

For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 35 Queen's Road, Aberdeen, AB15 4ZN
Mark McQueen, Mark.McQueen@shepherd.co.uk 01224 202800 www.shepherd.co.uk

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