

FOR SALE

9 GOLDEN SQUARE

Traditional Granite and Slate Terraced Townhouse

GROUND, FIRST AND SECOND FLOORS

Key Highlights

Ground, First and Second Floors available together or individually



Modern Specification in Place



Currently configured as open plan office space but suitable for conversion to residential use subject to planning



Category B listed building





Location

The subjects are located on the east side of Golden Square, which in turn is located immediately to the north of Union Street, Aberdeen's principle retail thoroughfare. By virtue of its central location, the property benefits from a variety of surrounding occupiers from commercial and retail to residential. The property is easily accessible through main modes of public transport: Bus and Train, and also benefits from strong road connections. The property is also a short distance away from the newly renovated Union Terrace Gardens.

The area has recently seen a number of buildings converted from commercial use to residential use.

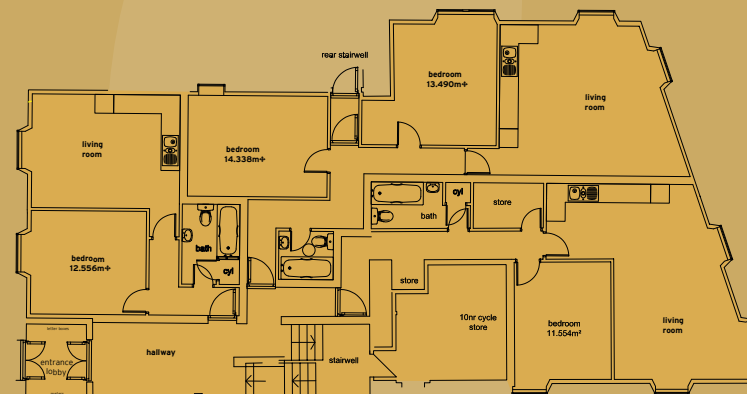
Nearby occupiers to the property include, Business Growth Fund, Fwb Park Brown, The Townhouse, Back to Square One and Chaophraya.

Description

The building is a traditional category B listed terraced granite and slate building arranged over 3 floors. There are windows across all three elevations of the property resulting in bright spaces throughout the building. The building is currently predominantly arranged in an open plan layout with partition walls in place on the first floor to provide a more cellular space. The building features modern specification throughout with carpet tiled floors, suspended ceilings, gas fired radiators and plaster walls. Each floor of the building gas and electricity is separately metered. There are WCs located on each floor of the building. There is a dedicated car park which is located to the rear of the building and accessed via Diamond Street.

Ground Floor

INDICATIVE FLOOR PLANS POST-CONVERSION TO RESIDENTIAL

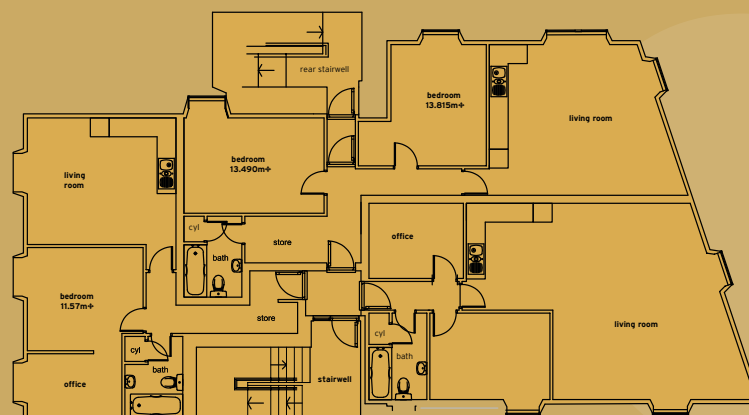


2 x 1 bed, 1 x 2 bed

Floor Area

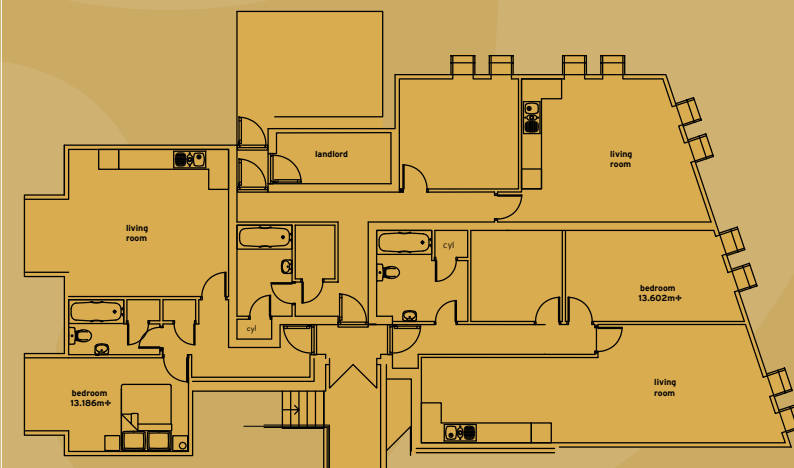
Floor	Area (Sq. ft)	Area (Sq. m)
Ground	1,917	178.10
First	2,043	189.80
Second	1,924	178.75
Total	5,884	546.65

First Floor



2 x 1 bed + office, 1 x 2 bed

Second Floor



2 x 1 bed, 1 x 1 bed

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Price

Offers Invited.

Rating Assessment

The three floors have been entered into the valuation roll with a rateable value of £78,500, effective of 1st April 2023. The rating for the first and second floors of the building are currently under appeal. If a singular floor is sold then a breakdown of the rateable value will be provided.

Energy Performance Certificate

A copy of the EPC is available on request to any interested party.

Date of Entry

The property is available to purchase immediately and entry will be granted with immediate effect.

Legal Costs

Each party will bear their own legal expenses and transactional costs. The Purchaser will be responsible for any applicable Land and Buildings Transaction Tax (LBTT) and Registration Dues.

Viewing and Further Information

All viewings and further information can be arranged and obtained through the following joint agents.



Ben Clark

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