

DEVELOPMENT OPPORTUNITY

- > SIZE – 3,691.25 SQM (39,733 SQFT)
- > PRICE – OFFERS OVER £290,000
- > PROMINENT CITY CENTRE LOCATION
- > OPEN PLAN CONFIGURATION
- > SUITABLE FOR A VARIETY OF USES

FOR SALE

26-38 UNION STREET, ABERDEEN AB10 1BD

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LOCATION

The property is prominently situated on the north side of Union Street at its junction with Broad Street close to the Bon Accord and St Nicholas Centre.

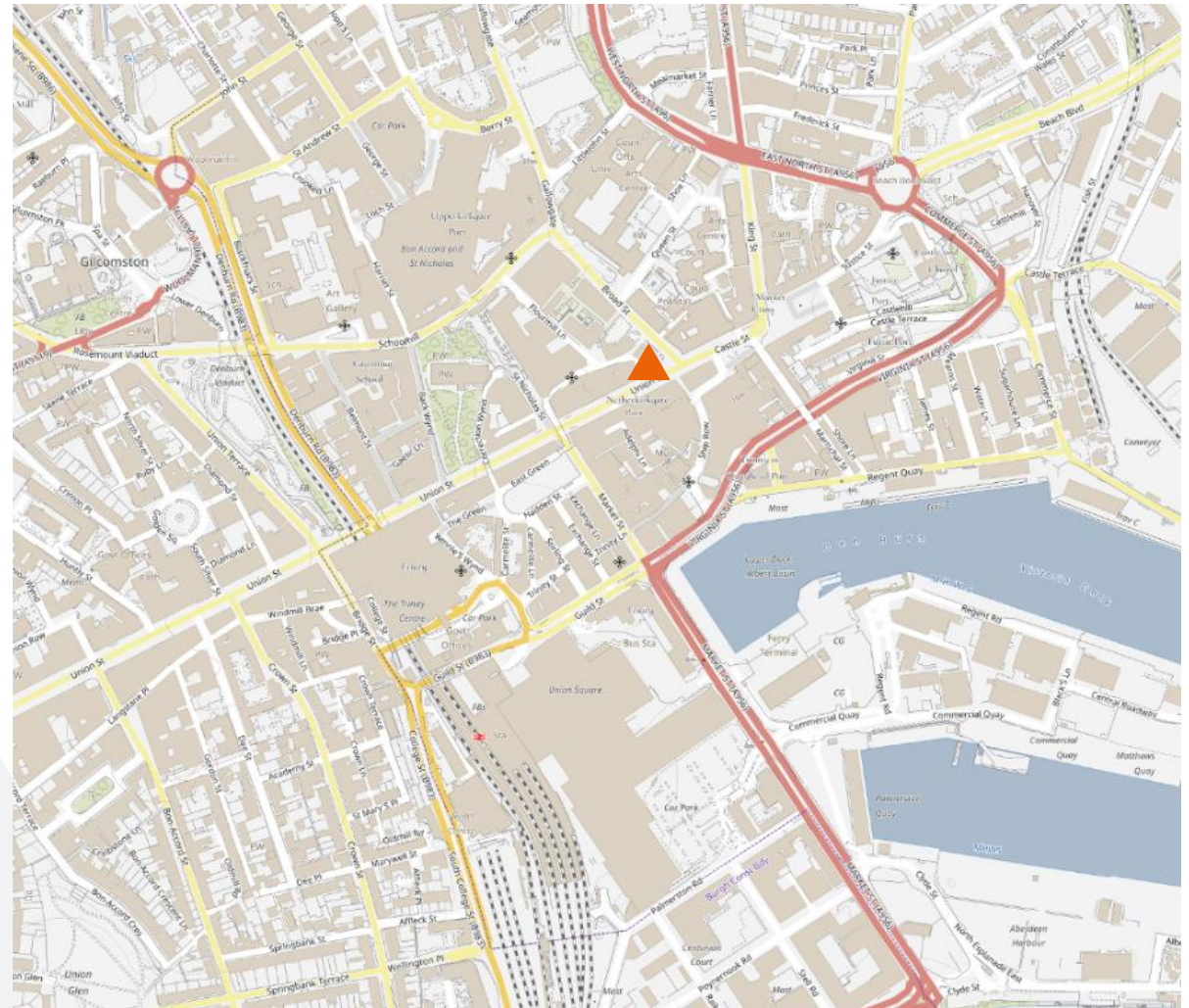
Union Street is located in the heart of Aberdeen city centre. The street connects the north of the city with the south towards the railway and bus stations, Union Square Shopping Centre and road connection to the A90 south.

The city of Aberdeen in the main business and enterprise hub in the Northeast of Scotland approximately 65 Miles north of Dundee with extensive investment in education and enterprise. The city has a population of 197,000 with further catchment of 200,000 in Aberdeenshire.

DESCRIPTION

The property comprises the upper floors, basement and part ground floor of two highly attractive buildings with an approximate floor area of 3,691.25 sqm (39,733 sqft).

The buildings are linked by a corridor at the third-floor level over St Catherine's Wynd. Internally, the property is finished to a shell specification with open plan configuration and suitable for a range of uses including residential, student accommodation, hotel and leisure subject to obtaining the necessary consents

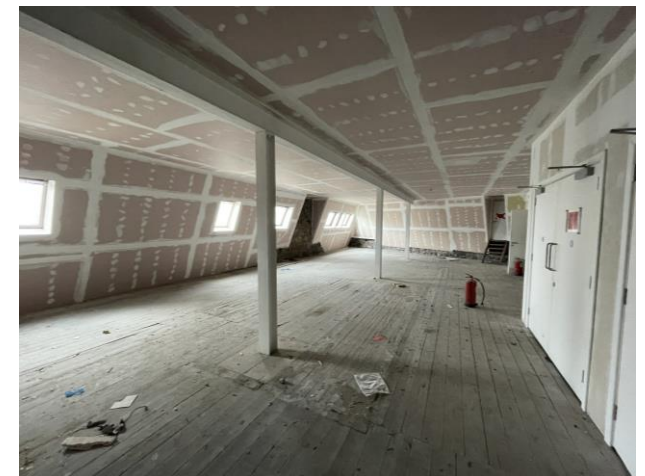


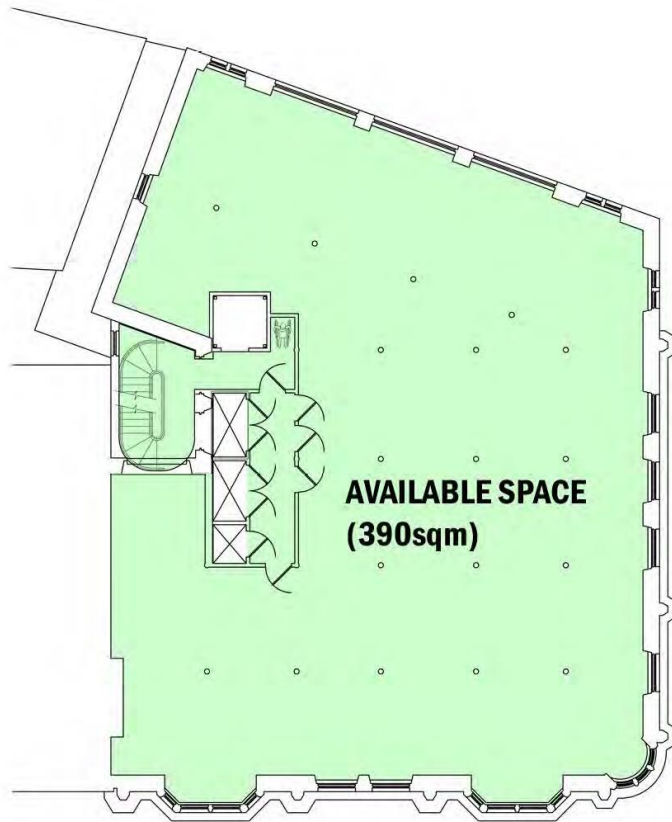
ACCOMODATION

26-30 Union Street	m²	ft²
Basement	232.25	2,500
Ground Floor	81	872
First Floor	468	5,038
Second Floor	368	3,691
Third Floor	375	4,036
Fourth Floor	140	1,507
TOTAL	1,664.25	17,914

32-38 Union Street	m²	ft²
Basement	475	5,113
Second Floor	390	4,198
Third Floor	390	4,198
Fourth Floor	386	4,155
Fifth Floor	386	4,155
TOTAL	2,027	21,819

TOTAL: 3,691 SQM (39,733 SQFT)

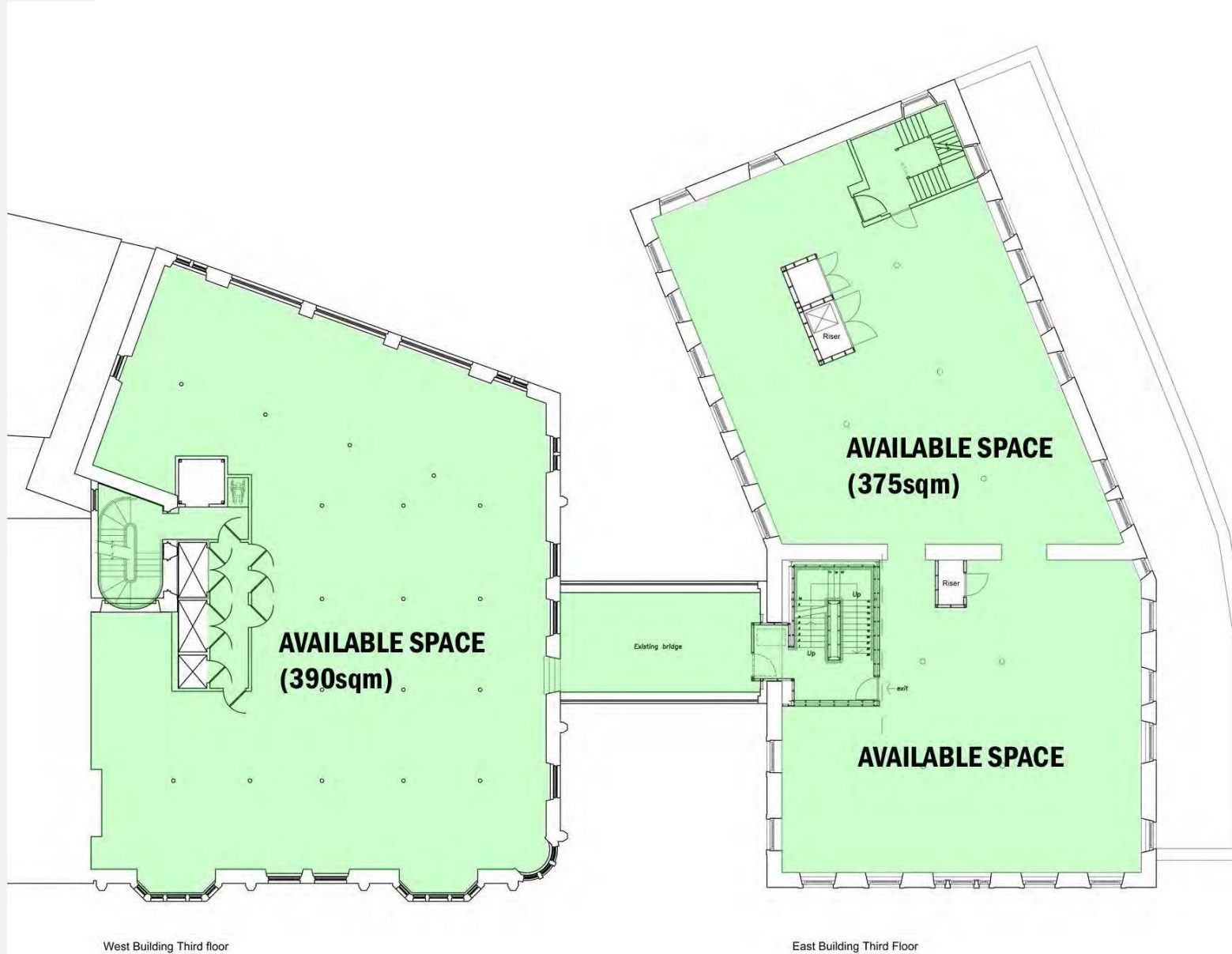




West Building Second Floor



East Building Second Floor



PRICE

Offers over £290,000

ENERGY PERFORMANCE CERTIFICATE

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

RATEABLE VALUE

The subjects are entered into the valuation roll as premises under reconstruction at £0 and therefore no rates are payable at present

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.

POTENTIAL USES

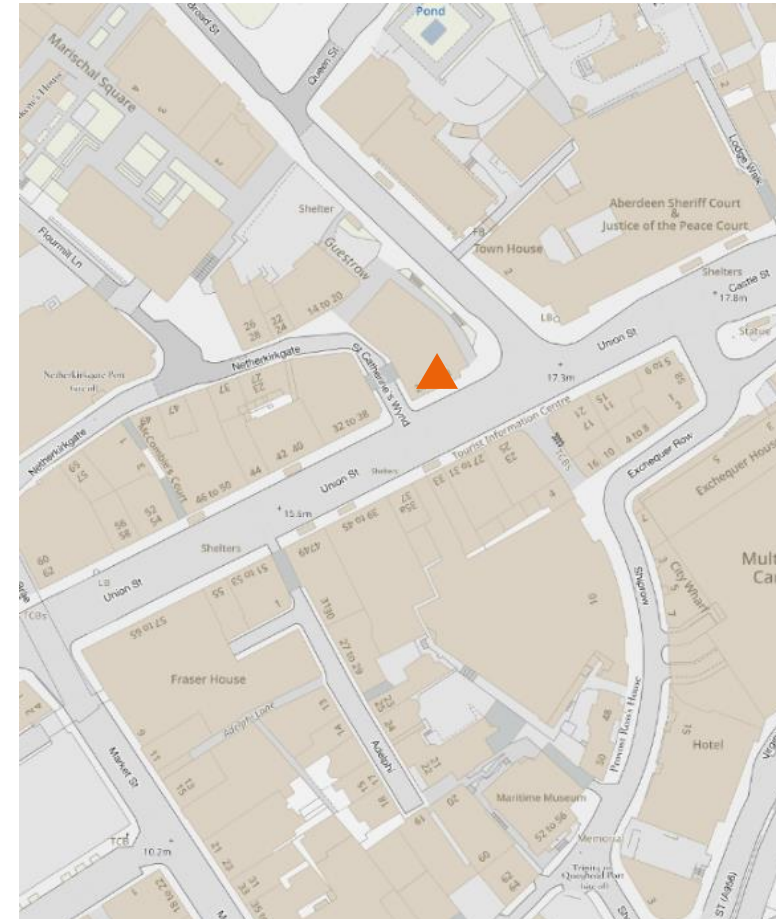
These subjects are considered suitable for a variety of uses subject to planning to include

- > Residential
- > Student Accommodation
- > Service Apartments

Further information is available upon request to include floor plans

VAT

No VAT is payable in addition to the purchase prices



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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen AB15 4ZN
Mark McQueen, mark.mcqueen@shepherd.co.uk, 01224 202800 www.shepherd.co.uk

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