



**FOR SALE**  
**DEVELOPMENT OPPORTUNITY**  
**152 DON STREET**  
**OLD ABERDEEN, ABERDEEN, AB24 1XQ**



## SUMMARY:

- Close proximity to the University of Aberdeen
- Rarely available development opportunity
- Excellent transport links
- Attractive historic residential district
- Prominent corner location on one of Aberdeen's main thoroughfares
- Suitable for a number of commercial uses or residential development

## LOCATION:

The site is located at the corner of Don Street and King Street within the Old Aberdeen area. King Street, which is the main arterial route serving the area is within close proximity to the site. This route provides rapid access in a southerly direction into Aberdeen City Centre and in a northwards direction onto the A90 dual carriageway to Peterhead. The AWPR is easily reached providing access to all parts of the city.

The location is a well established with a number of commercial occupiers in the surrounding area long with residential dwellings.

The site is situated between King Street and Seaton Park with Aberdeen beach just a short distance to the east.

Excellent public transport, shopping, health, sporting and social amenities are all available within close proximity.

## DESCRIPTION:

The subjects on site are a former OTC Centre and comprises of a part 2 storey and single storey building with a number of lock ups. Internally, the building is laid out over ground and first floor to provide a mixture of cellular/open plan training rooms/offices along with a large double height hall and kitchen within the north section. There are a number of male and female changing areas and toilets along with accessible toilets.

The subjects on site have been measured on a Gross Internal Area and are as follows:

Ground Floor 905.92M<sup>2</sup> (9,751FT<sup>2</sup>)

First Floor 300.27M<sup>2</sup> (3,232FT<sup>2</sup>)



## PLANNING:

The Site is identified within the Aberdeen Local Development Plan 2017 and is within a H1 Residential area.

The policy for such areas states proposals for new residential development will be approved in principle subject to a number of criteria.

Non residential uses may be permitted providing it can be demonstrated they are complimentary to residential use and will not cause conflict or any nuisance to the enjoyment of existing residential amenity. The site is located within a conservation area.

Interested parties should make their own enquiries to the Planning Department of Aberdeen City Council in relation to their proposals.

## SIZE:

The total site area is 1.28 acres.

## SALE:

Offers are invited for the heritable interest in the subjects site.

Offers which are subject to planning permission should be made with supporting plans.

## CLOSING DATE:

A closing date will be set in due course. Consequently interested parties should register their interest with the sole agents.





## VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agents:



**Shepherd Commercial**  
35 Queens Road  
Aberdeen  
AB35 4ZN  
Tel: 01224 202815  
[www.shepherd.co.uk](http://www.shepherd.co.uk)

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**Chris Grinyer**  
E-mail: [c.grinyer@shepherd.co.uk](mailto:c.grinyer@shepherd.co.uk)

**James Morrison**  
E-mail: [j.morrison@shepherd.co.uk](mailto:j.morrison@shepherd.co.uk)

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