

FOR SALE

**Hotel/Guest House
Premises**

Suitable For Redevelopment

Central Location

Size – 629.50 SQM (6,776 SQFT)

**Previously Benefitted From
Consent for Redevelopment to
10 Residential Units**

Price Upon Application

VIRTUAL TOUR 

73 – 75 DEE STREET, ABERDEEN, AB11 6EE

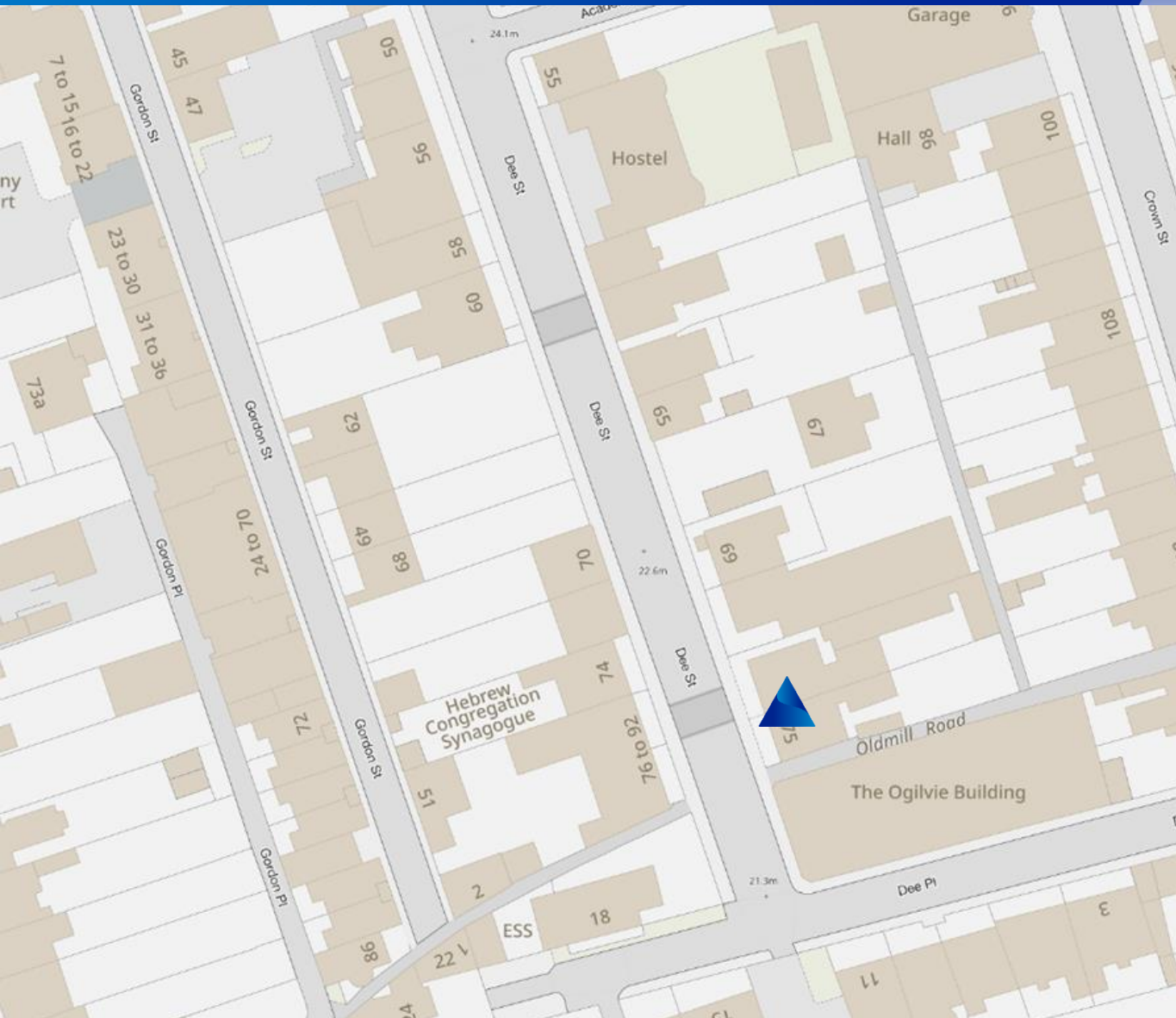
CONTACT: Mark McQueen | mark.mcqueen@shepherd.co.uk | 01224 202800 | **shepherd.co.uk**
Shona Boyd | shona.boyd@shepherd.co.uk





Location

73 – 75 DEE STREET, ABERDEEN, AB11 6EE



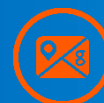
The subjects are located on the east side of Dee Street at the southern end of the street. The area is mixed use in nature with residential, guest house/hotel and office uses all being in close proximity.

Union Street is a short distance to the north and is the City's main commercial thoroughfare and accordingly provides a good level of local amenity to include restaurant, retail and takeaway uses.

The central location also ensures good public transportation links with the main rail and bus station being a short distance from the subjects.



Hotel/Guest House With Redevelopment Potential



FIND ON GOOGLE MAPS



Description

73 – 75 DEE STREET, ABERDEEN, AB11 6EE



The subjects comprise of traditional granite and slate property arranged lower ground, ground, first and second floors. The premises comprise of two separate properties and accordingly have two separate entrances from Dee Street and separate staircases accessing each level, accordingly the subjects are capable of sub-division.

Internally the premises provide owners accommodation at lower ground floor along with a bar/dining area and kitchen facilities. Various guest accommodation is located over the remaining levels with the majority of rooms being ensuite.

To the rear of the site there is a single storey outbuilding that is currently being utilised for a further 3 units.



Description

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Planning

The subjects are currently utilised as a hotel/guest house (class 7) premises contained within The Town and Country Planning (Use Classes) (Scotland) Order 1997.

The premises obtained a Change of use from class 7 (hotels and hostels) to form 10 no. residential flats (sui generis) including alteration to existing rear extension and erection of 2 storey extension to rear; installation of replacement windows to front; dormers replacement to rear and formation of new entrance at lower ground level at Colwyn Private Hotel, 73-75 Dee Street as of 5th November 2021 subject to a section 69 agreement.

The permission lapsed in November 2024.

Further information on this consent is available by clicking the link below:

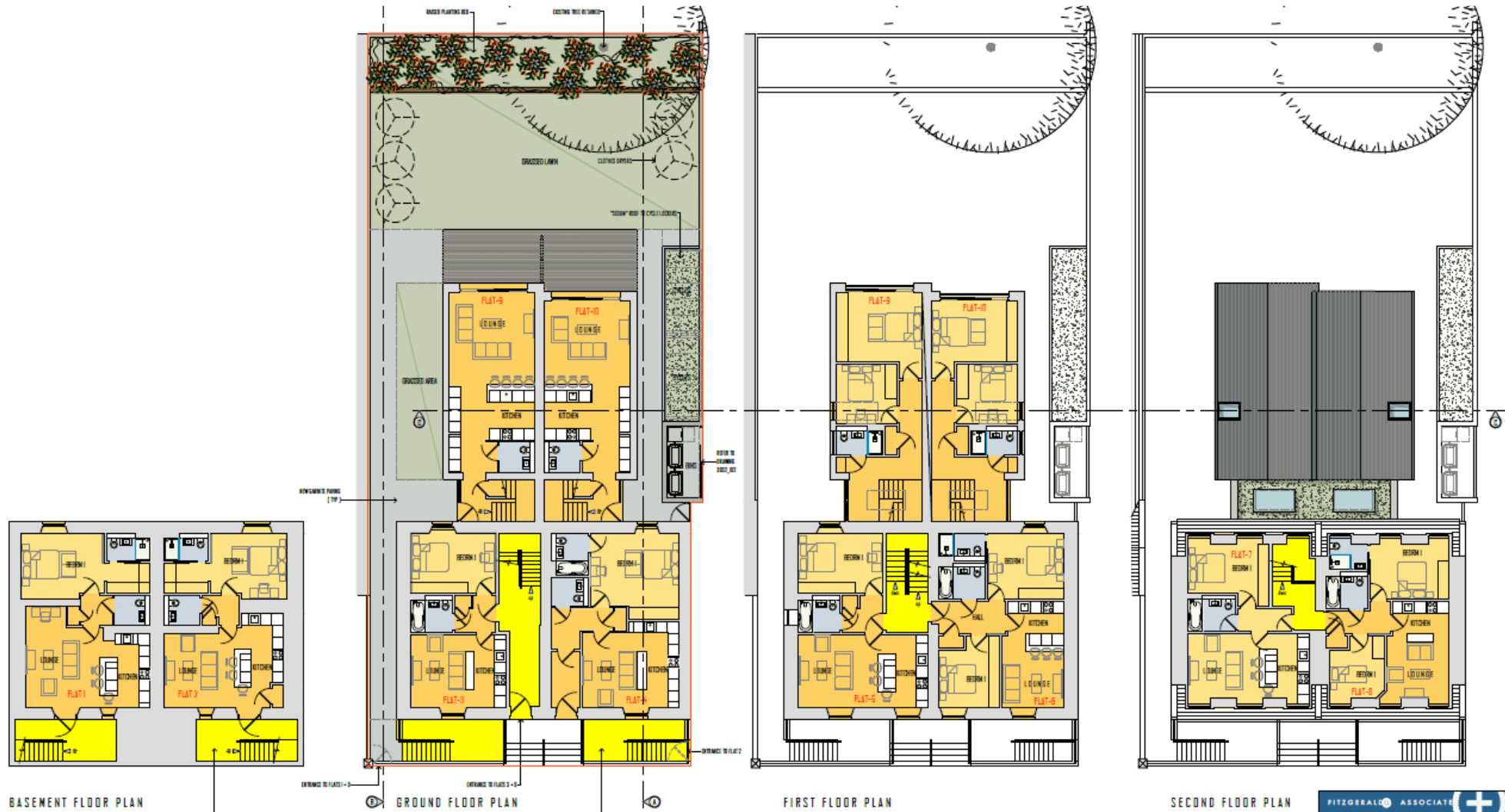
[Planning - 73- 75 Dee Street, Aberdeen](#)

The proposed development comprises of 8 1 bed flats within the main building and 2, 2 bed new build duplex units to the rear.



Floor Plans – Proposed Development

73 – 75 DEE STREET, ABERDEEN, AB11 6EE



BASEMENT FLOOR PLAN

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

	(metric)	(imperial)
FLAT 1	61m ²	657 ft ²
FLAT 2	59m ²	635 ft ²

	(metric)	(imperial)
FLAT 3	43m ²	457 ft ²
FLAT 4	62m ²	667 ft ²
FLAT 9	104m ²	1119 ft ²
FLAT 10	101m ²	1087 ft ²

	(metric)	(imperial)
FLAT 5	50m ²	538 ft ²
FLAT 6	61m ²	657 ft ²

	(metric)	(imperial)
FLAT 7	45m ²	484 ft ²
FLAT 8	54m ²	581 ft ²



ARCHITECTURAL + INTERIOR DESIGNERS 53 ALBERT STREET ABERDEEN AB9 1ST +44 (0)1224 433275 info@fitzgeraldassociates.co.uk	
Client:	The Colwyn Hotel
Project:	Proposed Alterations 73-75 Deeside Aberdeen AB11 6EE
Drawings:	Planning Details Proposed Floor Layouts
Drawn By:	Scale: 1 : 100 Date: June 2018
Project No.:	3932
Drawing No.:	100
Rev.:	A



Accommodation

	m ²	ft ²
Basement	112.04	1,206
Ground Floor	243.46	2,621
First	150.56	1,621
Second Floor	101.53	1,093
Chalets	21.90	236
Total	629.50	6,776

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

Price

Upon Application.

Rateable Value

The subjects have a Rateable Value as of 1st April 2023 of £21,000.

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available.

Energy Performance Certificate

Copy available on request.

VAT

All prices quoted are exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Entry

Immediate entry is available.

Get in Touch

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



Mark McQueen

Mark.mcqueen@shepherd.co.uk



Shona Boyd

Shona.boyd@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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