



AN OPPORTUNITY TO ACQUIRE A MODERN DETACHED BUILDING ON A SITE OF 0.28 ACRES IN A WEST END LOCATION. SUITABLE FOR A VARIETY OF USES (SUBJECT TO PLANNING).

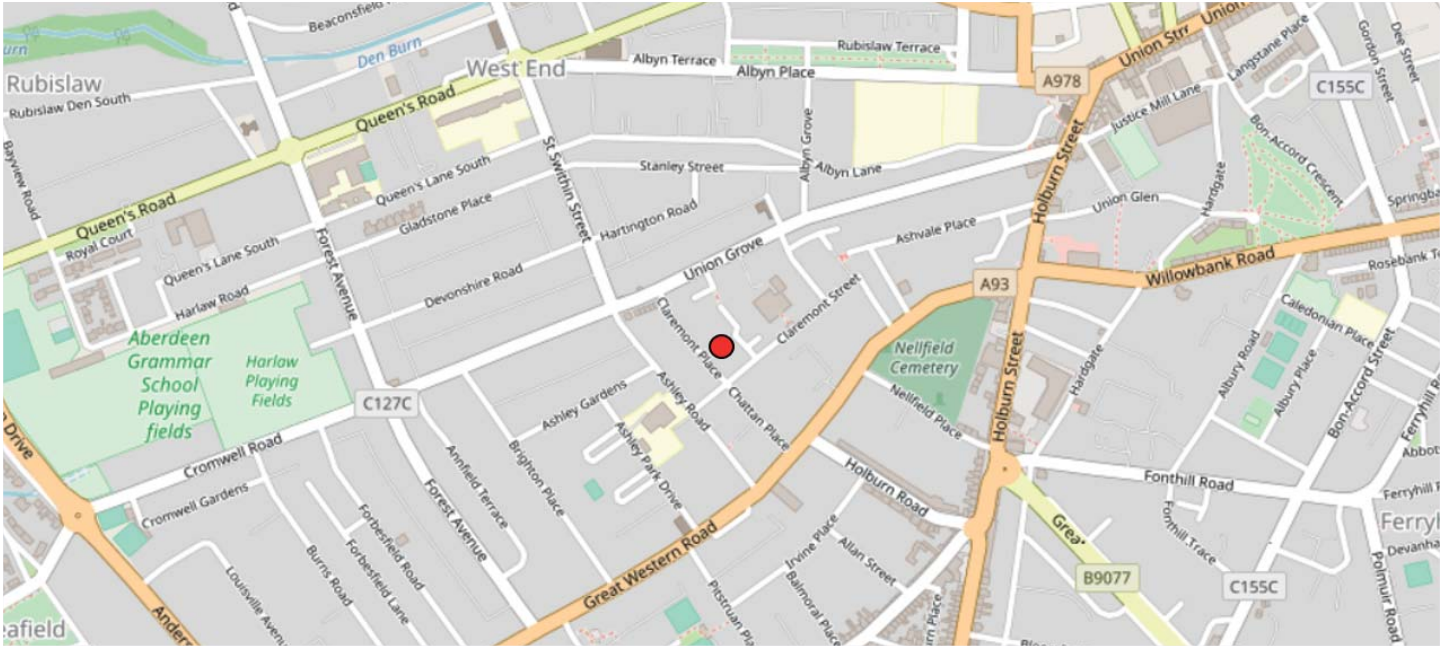


## FOR SALE Queen Mother House

18 Claremont Place, Aberdeen AB10 6RH | 680.4 sq.m (7,324 sq.ft)

To request a viewing call us on 01224 572661

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### LOCATION

Queen Mother House is located on Claremont Place in the Ashley Road area of Aberdeen. Great Western Road and Union Grove are in proximity which provides access to Anderson Drive (A90) and also to the AWPR. The general vicinity is characterised by residential and local retail uses such as butchers, delicatessens etc. Union Street, Aberdeen's principle retail and commercial thoroughfare is within 1/2 a mile of the premises.

- Airports: Aberdeen 5.2m
- National rail: Aberdeen 0.9m, Dyce 5.3m, Portlethen 5.4m

### DESCRIPTION

Modern two storey guesthouse with additional single storey ground floor flat.

Queen Mother House was purpose built in 1995 as a Guest House for The British Red Cross. As such it is configured internally to provide rooms either side of a central corridor. The 16 en-suite bedrooms are set up in twin room configuration. In addition the building provides ancillary space such as offices, laundry, kitchen, dining and lounge facilities. 11 car parking spaces are provided immediately to the front of the premises. Internally, the building benefits from carpeted floors, painted plaster walls and a mix of painted plaster and acoustic tile ceilings. Lighting is provided by downlighters in the main and the building is served by a gas fired boiler and radiators.

The building has been well maintained and offers the potential for a variety of uses (subject to the receipt of the necessary Local Authority Consents).

- Excellent city centre location
- Suitable for a variety of uses (subject to planning)
- 11 parking spaces to the front of the premises
- Currently used as a guest house with two bedroom flat attached
- Configured into 16 twin ensuite bedrooms with ancillary offices, laundry and stores
- Gross Internal Area 680.4 sq.m. (7,324 sq.ft)
- Site Area 0.28 Acres (0.11 Ha)

### PLANNING

The property is located within an area designated H1 'Residential Area' in the Aberdeen Local Plan 2017 where proposals for new development and housebuilder development will be approved in principle if it 1) does not constitute over development; 2. does not have an unacceptable impact on the character and amenity of the surrounding area; 3. does not result in the loss of open space. Proposals for non residential uses will be refused unless 1. they are considered complimentary to residential use; 2. it can be demonstrated that the use would cause no conflict with or any nuisance to the enjoyment of the existing residential amenity. Interested parties are advised to satisfy themselves as to their proposed use with Aberdeen City Council Planning Department.



## PROPERTY DETAILS

Price	Offers over £600,000 exc VAT.
Rateable Value	£53,000. Includes Residential apportionment of £5,500.
Rates Detail	Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.
EPC	G. Copy available on request.
VAT	The property has not been elected for VAT and therefore VAT will not be payable in addition to the purchase price.
Legal Costs	Each party will bear their own costs in the documentation of the transaction.



## Floor Areas

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and the following approximate areas derived:-

Ground Floor	305.5 sq.m	3,288 sq.ft
First Floor	307.1 sq.m	3,306 sq.ft
Flat - Ground Floor	67.8 sq.m	730 sq.ft
Total	680.4 sq.m	7,324 sq.ft



# Queen Mother House

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## VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.



**FG Burnett**

### JONATHAN NESBITT

t. 01224 597531

e. [jonathan.nesbitt@fgburnett.co.uk](mailto:jonathan.nesbitt@fgburnett.co.uk)

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