

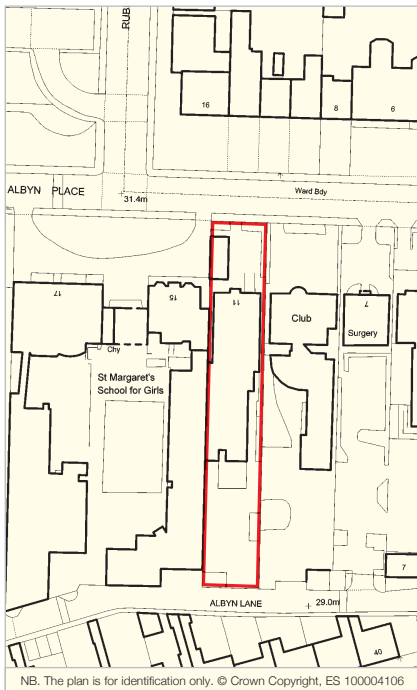
Aberdeen
11/11A Albyn Place
Aberdeenshire
AB10 1YE

- **Heritable Vacant Leisure and Office Property with Planning Permission for a Hotel**
- 884.78 sq m (9,524 sq ft) bar/restaurant
- 187 sq m (2,012 sq ft) offices
- Planning consent for addition of a 40 bedroom hotel
- Located in the heart of the West End business district

Vacant

On the Instructions of Administrators

SIX WEEK COMPLETION AVAILABLE



Tenure

Heritable.

Location

Aberdeen is the third largest Scottish city and the main administrative centre of the North East of Scotland. The city benefits from good communications being at the junction of the A90 and A96. Aberdeen Rail Station services to London (King's Cross) take approximately 6 hours 45 minutes and Aberdeen Airport is some 6 miles north of the city centre.

The property, which is in a conservation area, is situated on the south side of Albyn Place, located in the heart of the West End business district, close to its junction with Union Street, which is the city centre's main retail thoroughfare.

Description

The property is arranged on lower ground, ground and two upper floors to provide a bar/club on the lower ground floor and restaurant/bar and kitchen on the ground floor, with access onto the large external seating area to the front. The first and second floors provide self-contained office accommodation which is accessed from the side. In addition, there is parking at the rear for about 15 cars.

The property provides the following accommodation and dimensions:

Lower Ground Bar	450.30 sq m	(4,847 sq ft)
Ground Floor Restaurant/Bar	434.50 sq m	(4,677 sq ft)
Sub Total (GIA)	884.80 sq m	(9,524 sq ft)
First Floor Office	108.30 sq m	(1,165 sq ft)
Second Floor Office	78.70 sq m	(847 sq ft)
Sub Total	187 sq m	(2,012 sq ft)
Total	1,071.70 sq m	(11,536 sq ft)

Tenancy

The entire property is to be offered VACANT.

Planning

The property benefits from conditional planning permission (Ref: P160891) dated 25th April 2017 for the development of a 40 bedroom hotel at the rear. Full documentation and floor plans are available online or from the auctioneers.

Website Address: www.aberdeencity.gov.uk

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 73 Aberdeen**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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