

For Sale



City Centre Development Opportunity

57 Crown Street
Aberdeen
AB12 3AB

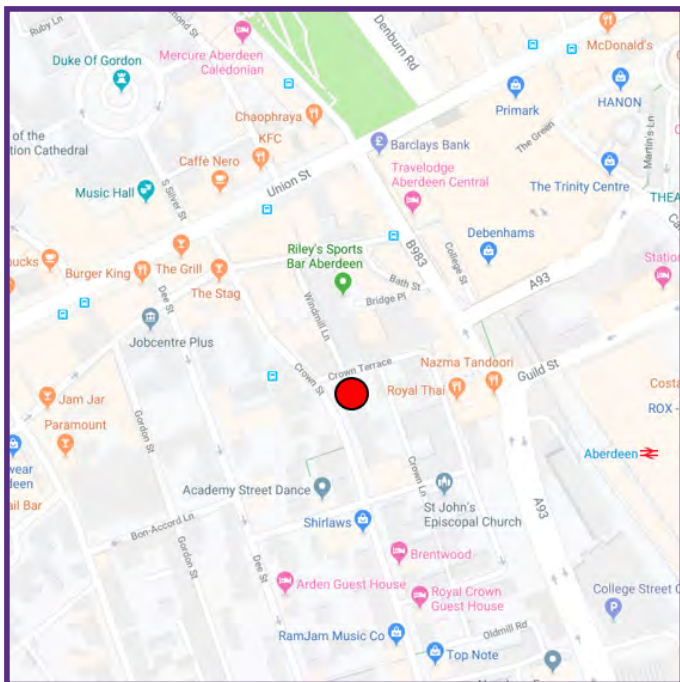
203 sq.m

Site Area 333 sq.m



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Location

The premises are located on the East side of Crown Street on its junction with Crown Terrace within the heart of Aberdeen City Centre. The surrounding occupiers comprise a mix of office, residential, retail and licensed premises.

The location is shown on the above plan which has been provided for indicative purposes only.

Description

The subjects comprise a traditional granite and slate end terraced property which is arranged over lower ground, ground, first and second floors. The subjects benefit from an exclusive car park to the rear which is accessed from Crown Terrace and can accommodate approximately 7 vehicles. Pedestrian access is via the front door off Crown Street or by the rear door from the private car park.

Internally the premises are predominantly cellular and benefit from many traditional timber and plasterwork details. Timber sash and case windows offer a generous level of natural daylight with stained glass windows to the stairwell. The accommodation also benefits from a gas fired central heating system and lighting is provided by a mix of fluorescent fittings, spotlights and single bulb downlights.

Floor Areas

The following areas have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Lower Ground Floor	51 sq.m	(548 sq.ft)
Ground Floor	59 sq.m	(634 sq.ft)
First Floor	62 sq.m	(668 sq.ft)
Second Floor	31 sq.m	(337 sq.ft)
Total	203 sq.m	(2,187 sq.ft)

Coach House (Store)	33 sq.m	(355 sq.ft)
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EPC Rating

A copy of the Energy Performance Certificate is available from the selling agent.

Development Potential

The property currently benefits from Class 1 (Retail) and 4 (Office) of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

In terms of the Local Development Plan, the property is situated within a mixed use area and therefore a number of alternative uses may be available offering an excellent development opportunity. Interested parties should make their own enquiries with the Planning Department at Aberdeen City Council.

Sale Price

Offers are invited.

Rateable Value

The property has a Rateable Value of £21,250 pa effective from 1 April 2017.

VAT

VAT will be applicable on the sale of the property.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction. The ingoing purchaser will be responsible for any LBTT and Registration Dues applicable.

Entry

On conclusion of legal missives.

Viewing & Offers

Viewing is strictly by arrangement with the selling agent to whom all offers should be submitted in Scottish Legal Form.

Contact

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Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

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