



TWO GROUND FLOOR UNITS  
WITH BASEMENT STORAGE

LOCATED IN THE HEART OF  
ABERDEEN CITY CENTRE

OFFICE CONSENT (SUITABLE  
FOR A VARIETY OF USES)



**FG Burnett**



FOR SALE / MAY LET

# Crown House

27-29 Crown Street, Aberdeen, AB11 6HA | Unit 1 - 118.7 sq.m (1,278 sq.ft) / Unit 2 - 283.0 sq.m (3,046 sq.ft)

To request a viewing call us on 01224 572661

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## TWO GROUND FLOOR UNITS IN ABERDEEN CITY CENTRE - OFFICE CONSENT BUT SUITABLE FOR A VARIETY OF USES

### LOCATION

The units form part of Crown House which is located in the heart of Aberdeen City Centre at the junction of Crown Street and Crown Terrace.

Crown House is a short walk from Union Street, the city's main commercial thoroughfare which is popular with local and national retailers and service providers.

The area in which the units are situated has also seen considerable redevelopment and conversion to residential use, most notably the former Post Office Headquarters. The upper floors of Crown House have recently been converted to quality residential apartments.

Occupiers in the vicinity include Café D'ag, Ramsay World Travel and The Stag Public House.

### DESCRIPTION

Crown House is a four storey and basement granite building with a pitched and slated roof. Units 1 and 2 occupy the ground and majority of the basement floors with residential apartments on the upper floors. The units are generally open plan and suitable for a variety of uses.

Unit 1 has frontage to Crown Street and benefits from traditional features including a light well.

Unit 2 is prominently positioned at the corner of Crown Street and Crown Terrace. There are windows on 3 elevations which provide excellent natural light.

Unit 1 has two small stores and there is a larger basement area which will either be allocated entirely to Unit 2 or can be subdivided to provide additional storage for Unit 1. Each unit has a bin store.

### FLOOR AREAS

The subjects have been measured on a net internal basis in accordance with the RICS Code of Measuring Practice (Sixth Edition). The approximate areas are as follows:-

#### UNIT 1

Ground Floor	105.2 sq.m	1,133 sq.ft
Basement	13.5 sq.m	145 sq.ft
<b>Total</b>	<b>118.7 sq.m</b>	<b>1,278 sq.ft</b>

#### UNIT 2

Ground Floor	158.6 sq.m	1,707 sq.ft
Basement	124.4 sq.m	1,339 sq.ft
<b>Total</b>	<b>283.0 sq.m</b>	<b>3,046 sq.ft</b>

## RENT

Unit 1 - £12,000 per annum

Unit 2 - £20,000 per annum

## PRICE

Unit 1 - £100,000

Unit 2 - £175,000

## RATEABLE VALUE

Due to redevelopment the Rateable Value for the units will require to be reassessed upon occupation. An estimate of the Rateable Value can be provided to interested parties.

## VAT

Price and rent quoted are exclusive of VAT which may be applicable.

## LEASE TERMS

The property is available on flexible lease terms to be agreed.

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## EPC

A copy of the EPC is available on request.

## LEGAL COSTS

Each party will bear their own legal costs associated with the documentation of the transaction. The ingoing tenant/purchaser will be responsible for any LBTT and registration dues applicable.

## ENTRY

To be agreed on conclusion of legalities.



UNIT 1



UNIT 1



UNIT 2



UNIT 2

# Crown House

27-29 Crown Street, Aberdeen, AB11 6HA | Unit 1 - 118.7 sq.m (1,278 sq.ft), Unit 2 - 283.0 sq.m (3,046 sq.ft)



## VIEWING & OFFERS

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



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