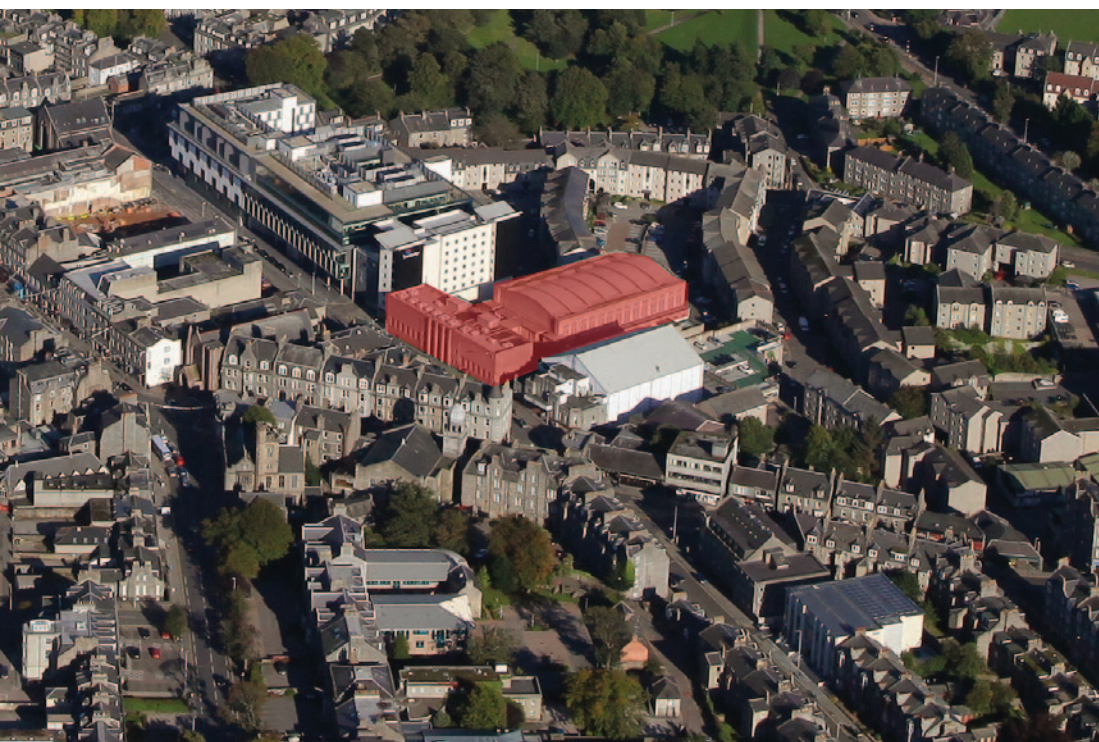


# ON THE INSTRUCTIONS OF



## FOR SALE DEVELOPMENT OPPORTUNITY

JUSTICE MILL LANE, ABERDEEN, AB11 6EQ



- CITY CENTRE LOCATION
- GROSS INTERNAL AREA 4,680M<sup>2</sup> (50,380FT<sup>2</sup>)
- SUITABLE FOR A NUMBER OF ALTERNATIVE USES (SUBJECT TO OBTAINING PLANNING CONSENT)
- SITE AREA 0.89 ACRES (0.36 HA)

### LOCATION:

The subjects are located on the south side of Justice Mill Lane within the heart of Aberdeen city centre just a short distance from Holburn Street and Union Street which is Aberdeen's primary commercial and retail thoroughfare.

Aberdeen is Scotland's third largest city which has a population of around 212,000 and a large regional catchment population in the region of 500,000. Aberdeen is the administrative capital of the North East of Scotland and as such enjoys strong communication links with the rest of Scotland, the UK and Europe. The A90 trunk road links Aberdeen with the Scottish motorway network making Edinburgh and Glasgow accessible in just over 2 hours. The city's also linked with major town and cities through the UK by rail and additionally Aberdeen International Airport lies to the north west of the city.

Justice Mill Lane has a wide variety of occupiers and within the immediate vicinity these include Travel Lodge, Park Inn, Nuffield Fitness & Wellbeing Centre, Wood Group and Centrica.

The Ordnance Survey extract overleaf is for identification purposes only.

### DESCRIPTION:

The subjects comprise of the former Bon Accord Baths which is a substantial art deco Category B listed building of granite construction. Bon Accord Baths was designed by Alexander McRobbie of the City Architects Department with construction completing in 1937.

Internally, the subjects have been laid out to provide a number of facilities associated with its previous use which includes swimming pool, gym, viewing gallery, health suite and changing rooms.

### VIEWING & FURTHER INFORMATION

By arrangement with sole agents:

**J & E Shepherd**  
Chartered Surveyors  
35 Queens Road  
Aberdeen  
AB15 4ZN

Tel : (01224) 202800  
Fax : (01224) 202802

[www.shepherd.co.uk](http://www.shepherd.co.uk)





**ACCOMMODATION:**

The accommodation has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition).

**Front Section**

Ground Floor	661.72 m <sup>2</sup>	(7,123 ft <sup>2</sup> )
Ground Mezzanine Floor	61.14 m <sup>2</sup>	(658 ft <sup>2</sup> )
Upper Floor	560.34 m <sup>2</sup>	(6,032 ft <sup>2</sup> )

**Rear Section**

Upper Gallery Level	22.84 m <sup>2</sup>	(246 ft <sup>2</sup> )
Gallery Level	502.51 m <sup>2</sup>	(5,409 ft <sup>2</sup> )
Pool Area	2,214.38 m <sup>2</sup>	(23,836 ft <sup>2</sup> )
Plant Areas	657.35 m <sup>2</sup>	(7,076 ft <sup>2</sup> )

**Total 4,680.28 m<sup>2</sup> (50,380 ft<sup>2</sup>)**

**PLANNING:**

We believe the subjects lend themselves to a number of alternative uses subject to obtaining the appropriate consents. Individuals should make their own enquiries with the Local Planning Authority in order to establish if their use is suitable.

The subjects at the present time currently fall under Class 11 (Assembly and Leisure) as per the Town and Country Planning (Use Classes) (Scotland) Order 1997. Under this use class the subjects could be utilised for, but not limited to the following:

- Concert Hall
- Bingo Hall
- Casino
- Dance Hall
- Indoor sports or recreation (not involving motorised vehicles or firearms)

**RATING:**

The subjects are currently entered in the Valuation Roll at a Rateable Value of £140,000. It should be noted that due to the Category 'B' listing of the building, any purchaser will benefit from full vacant rates relief.

**PROPOSALS:**

Offers not including suspensive conditions will be preferred although offers containing such conditions will be considered if supported by an outline of the development proposals including indicative drawings.









#### **FURTHER INFORMATION PACK:**

A supplementary information package providing further commentary on the property can be made available to seriously interested parties upon request. These are available to parties who have noted an interest through their legal representative.

#### **CLOSING DATE:**

Should you wish to be informed of any forthcoming closing dates you will be required to note your interest formally via your legal representative.

#### **ENERGY PERFORMANCE CERTIFICATE:**

The subjects have a current Energy Performance Rating of " G ".



Further information and a recommendation report is available to seriously interested parties on request.

#### **VAT:**

Please note VAT may be applicable on the purchase price. All rents, prices, premiums etc., are quoted exclusive of VAT.

#### **VIEWING:**

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



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Contact: James Morrison / Mark McQueen

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