



**FOR SALE**

# Queen Mother House

18 Claremont Place, Aberdeen AB10 6RH

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)

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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. Each of the 14 ensuite 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).

Price	P.O.A
Building type	Other
Rates detail	Includes Residential apportionment of £5,500
Rateable value	£53,000
VAT	VAT will be payable in addition to the purchase price at the prevailing rate
Tenure	Freehold
Deal type	Vacant possession
EPC category	G
Size (GIA)	7,324 sq ft

Marketed by: FG Burnett

For more information please visit:  
<http://example.org/m/45869-queen-mother-house-18-claremont-place>



Excellent city centre location

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Suitable for a variety of uses (subject to planning)

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11 parking spaces to the front of the premises

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Currently used as a guest house with two bedroom flat attached

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Configured into 14 twin ensuite bedrooms with ancillary offices,  
laundry and stores

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Gross Internal Area 680.4 sq,m. (7,324 sq.ft)

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Site Area .28 Acres (0.11 Ha)

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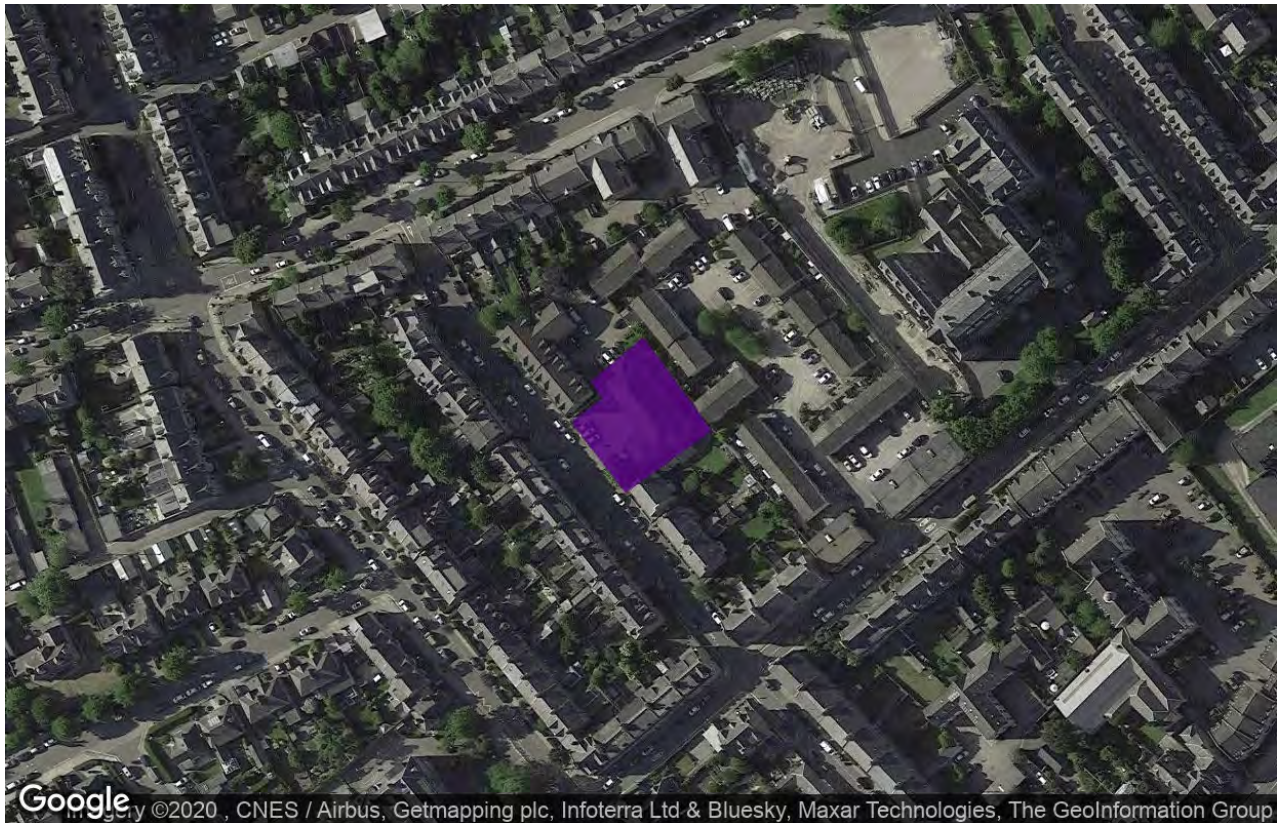
FG Burnett is required under current Money Laundering Regulations to undertake Due Diligence on the purchaser and will seek company / personal identification information at the appropriate time.







Queen Mother House, 18 Claremont Place, Aberdeen AB10 6RH



Data provided by Google

**Floors & availability**

Unit	Floor	Size sq ft
	Ground Floor	3,288
	First Floor	3,306
Flat	Ground Floor	730
<b>Total</b>		<b>7,324</b>

**Location overview**

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 with 1/2 a mile of the premises.

**Airports**

Aberdeen 5.2m

**National rail**

Aberdeen 0.9m, Dyce 5.3m, Portlethen 5.4m

**Planning overview**

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.

**Physicals**

**Architect** Mackie Ramsay and  
Taylor

**Built** 02 Oct 1995

**Development potential**

Potential for a variety of uses, including accommodation, medical, dental, office, community facilities and residential conversion, subject to planning.

**Viewings**

Strictly through the sole selling agents

**Legal costs**

Each party will bear their own costs in the documentation of the transaction

**EPC**

Notes:

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FG Burnett

 **Jonathan Nesbitt**

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Quote reference: SALE-45869

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