

For Sale

**Development Opportunity
165-167 Crown Street
Aberdeen, AB11 6HT**



Corporate Landlord,
Resources,
Aberdeen City Council,
Business Hub 10
Second Floor South
Marischal College
Broad Street
Aberdeen AB10 1AB

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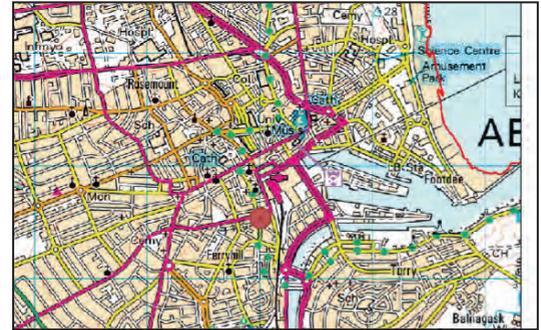
- Two interconnected traditional terraced town house buildings in the City Centre
- Suitable for residential conversion (Subject to Planning)
- Area of 583.51 sqm (6,281 sq ft) over four floors
- Offers in the region of £270,000



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Terms and Conditions:

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

- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details given without responsibility and any interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- No person in the employment of Aberdeen City Council has authority to make or give any representation or warranty whatsoever in relation to this property.
- In the event that a closing date is set it is the responsibility of all parties wishing to submit an offer to obtain an Aberdeen City Council Tender Envelope from the Property Estates Manager, Corporate Landlord, as noted.
- The offer should take the form of an offer in Scottish Legal Form and be submitted in the Tender Envelope. Offers submitted otherwise than in accordance with this requirement will not be considered. The Council is not obliged to accept the highest or any offer.
- The date of entry shall be after the conclusion of all appropriate and necessary legalities and formalities.
- Follow the links to find out how Aberdeen City Council use your information: [Your data: general commercial property enquiries](#) and [Your data: specific commercial property enquiries](#).

LOCATION

The subjects are located on Crown Street which intersects with Union Street- Aberdeen's main thoroughfare and retailing high street. Crown Street is primarily residential but boasts a mix of B&Bs, shops, restaurants and take-away premises. Aberdeen's primary public transport hub out of the city and Union Square Shopping centre is with a 5 minutes' walk.

DESCRIPTION

The subjects are two inter-connected traditional granite town houses. The subjects are laid out over four storeys comprising lower ground, ground, first and second floors with an added single storey extension to the rear. Internally, the accommodation provides 21 bedrooms across the upper floors and rear extension. There is a reception area and offices on the ground floor and kitchens and dining/common room at lower ground floor. There are communal WC's and bathrooms arranged over the ground and upper floors. The property benefits from double glazed windows and fluorescent strip lighting with heating provided by gas central heating. There is a large garden and patio to the rear of the building. An outline of the site is shown on the plan for indicative purposes only.

ACCOMMODATION

The premises have been calculated in accordance with the RICS Property Measurement (Second Edition) IPMS 2 – Residential and the following areas derived: -

Area	Sq m	Sq ft
Second Floor	134.90	1,452
First Floor	134.14	1,444
Ground Floor	133.28	1,434
Lower Ground Floor	181.19	1,950
Total	737.81	6,280

RATEABLE VALUE

The rateable value of the subjects is currently £17,750 per annum effective from 1st April 2017 (www.saa.gov.uk). In the event of redevelopment, the subjects would require to be re-assessed for either Business Rates or Council Tax purposes depending upon use.

SERVICES

The subjects are served with mains water, electricity, gas with drainage being to the public sewer. However, interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

EPC

The subjects have an EPC Rating of G.

PLANNING

The building is zoned under the Aberdeen Local Development Plan 2017 as H1- Residential Areas. As such it is considered that the site is suitable for residential conversion or redevelopment. The subject falls out with the Bon Accord Crescent/ Crown Street Conservation Area.

Further information can be obtained by contacting:- Development Management, Strategic Place Planning. telephone (01224) 523470, email: pi@aberdeencity.gov.uk

OFFERS

The Council is seeking offers in Scottish Legal Format to purchase the subjects. Each offer should detail the following:

- Name of party
- Price
- Proposed use/development
- Confirmation of funding
- Details of discussions with planning authority
- Details of any suspensive conditions

CLOSING DATE

Interested parties should formally note interest with the Property Estates Manager, Corporate Landlord by sending an email to the undernoted email address stating clearly in the subject heading Note of Interest – 165-167 Crown Street in order to be informed of any forthcoming closing date and the procedure for making an offer.

PRICE

Offers in the region of £270,000 are invited.

VAT

All offers should be submitted exclusive of VAT

LEGAL COSTS

Each party will bear their own costs. The purchaser will pay any applicable LBTT and Registration dues applicable at the time of completion.

ENTRY

To be mutually agreed between parties following conclusion of legal formalities.

VIEWING

To view the property, for further information or to receive a property information pack please do not hesitate to contact the Estates Team at:-

E-mail: estates@aberdeencity.gov.uk
Direct Telephone Line: (01224) 52 3064

MAY 2019

