



For Sale / May Let

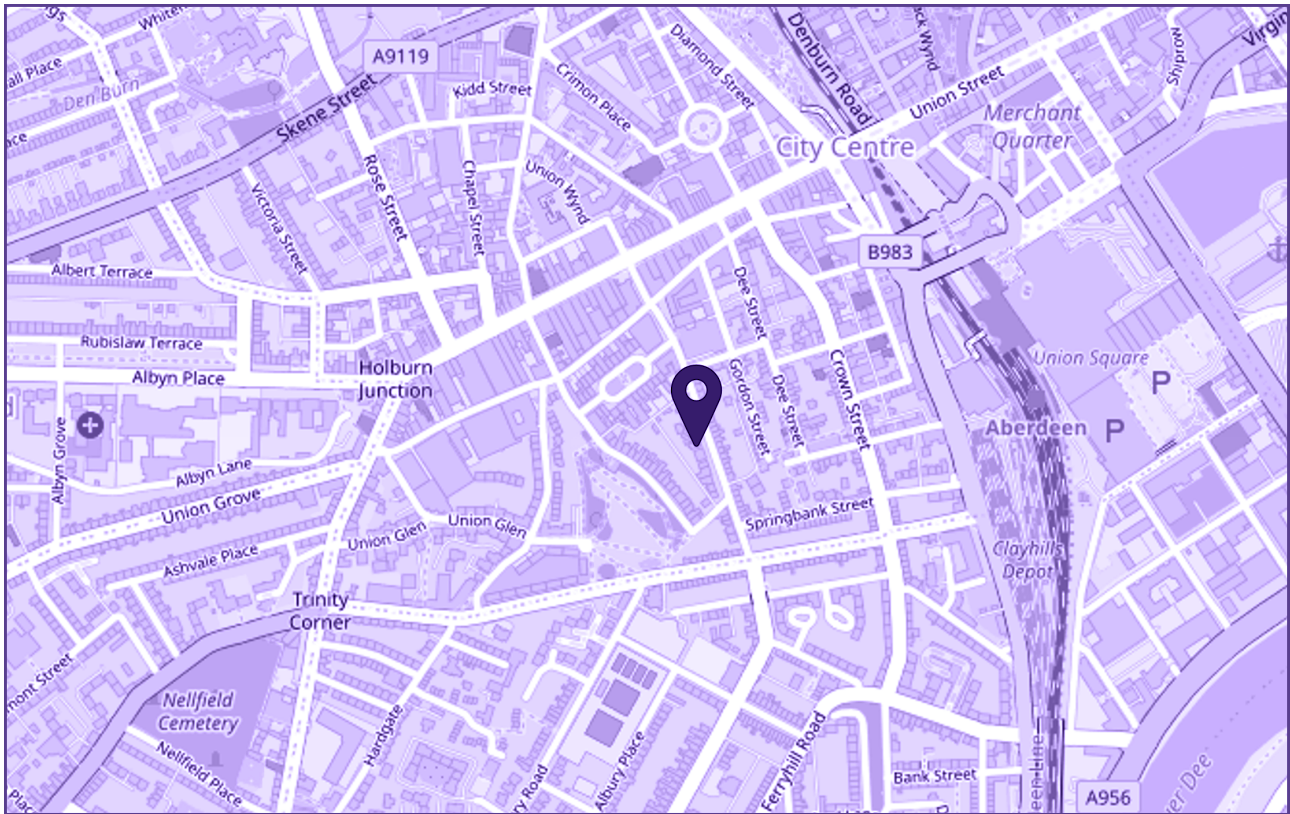
FG Burnett

52 Bon Accord Street

Aberdeen, AB11 6EL

209.5 sq.m | 2,255 sq.ft

- Central Location
- Traditional Mid-Terraced Building
- Residential Conversion Opportunity



Location

The property is located within Aberdeen City Centre, a short distance from Union Street. More specifically, situated on the west-side of Bon Accord Street, which can be described as a secondary/tertiary office location. Whilst predominately being a residential street, the surrounding streets comprise of office accommodation interspersed with some leisure and residential uses. Surrounding commercial occupiers include Blackadders LLP, James & George Collie, Zenith Energy and Sanctuary Training Academy.

A private car park can be found at the rear of the property, and accessed via Bon Accord Crescent Lane.

Description

The property comprises a mid-terraced building of traditional granite construction, set over three floors comprising ground, lower ground and converted attic. The roof over is pitched and slated with dormer projections to the front and rear elevations, and a further Velux skylight over the stair to the rear elevation. The property has a single storey flat roof extension to the rear, constructed of concrete blockwork and externally roughcast. Entry to the property is by way of double timber doors off Bon Accord Street, into a vestibule, which leads to the entrance hallway.

Internally, the property is arranged over lower ground, ground and first/attic floors. The lower ground floor consists primarily of ancillary storage space, while the upper floors are utilised as offices.

The rear extension comprises a modern kitchen consisting of essential white goods. Heating throughout is by way of a central gas system delivered via wall mounted radiators. Two WC's are provided at the ground floor level, both featuring hand wash basins.

The rear car park provides 5-6 car parking spaces and is accessed off Bon Accord Crescent Lane.

Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Net Internal Areas derived:

Lower Ground Floor	43.81 sq.m	472 sq.ft
Ground Floor	103.83 sq.m	1,118 sq.ft
First Floor	61.87 sq.m	665 sq.ft
Total	209.51 sq.m	2,255 sq.ft

Planning

The subjects are covered under the Aberdeen City Local Development Plan 2023 within an area designated for Residential (H1) .

The property is C listed and lies within the Bon Accord Crescent / Crown Street conservation area.

The property is currently being used as an office under Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (as amended) but presents a wide range of residential redevelopment opportunities, subject to planning permissions being obtained.

Price

Our client is seeking offers over £250,000 for their heritable interest in the property.

Rent

Our client is seeking rental offers in the region of £25,000 per annum.

Rateable Value

The Rateable Value effective from 1 April 2023 is £18,750.

Rates Details

Any incoming occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk



EPC

B21. Copy available on request.

VAT

The property has not been elected for VAT, therefore VAT is not payable on the sale price or rent.

Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

AML

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

Entry

On conclusion of legal missives.





Viewings & Offers

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

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