

UPON THE
INSTRUCTIONS OF

SterLING
FURNITURE

(DUE TO RELOCATION)

FOR SALE

**RARE OPPORTUNITY TO
ACQUIRE CITY CENTRE
LANDMARK BUILDINGS
WITH EXTENSIVE CAR PARKING**

6-14 & 40 Great Western Road
and 110-114 Holburn Street
ABERDEEN

NEW PRICE
£525,000 EXCLUSIVE OF VAT

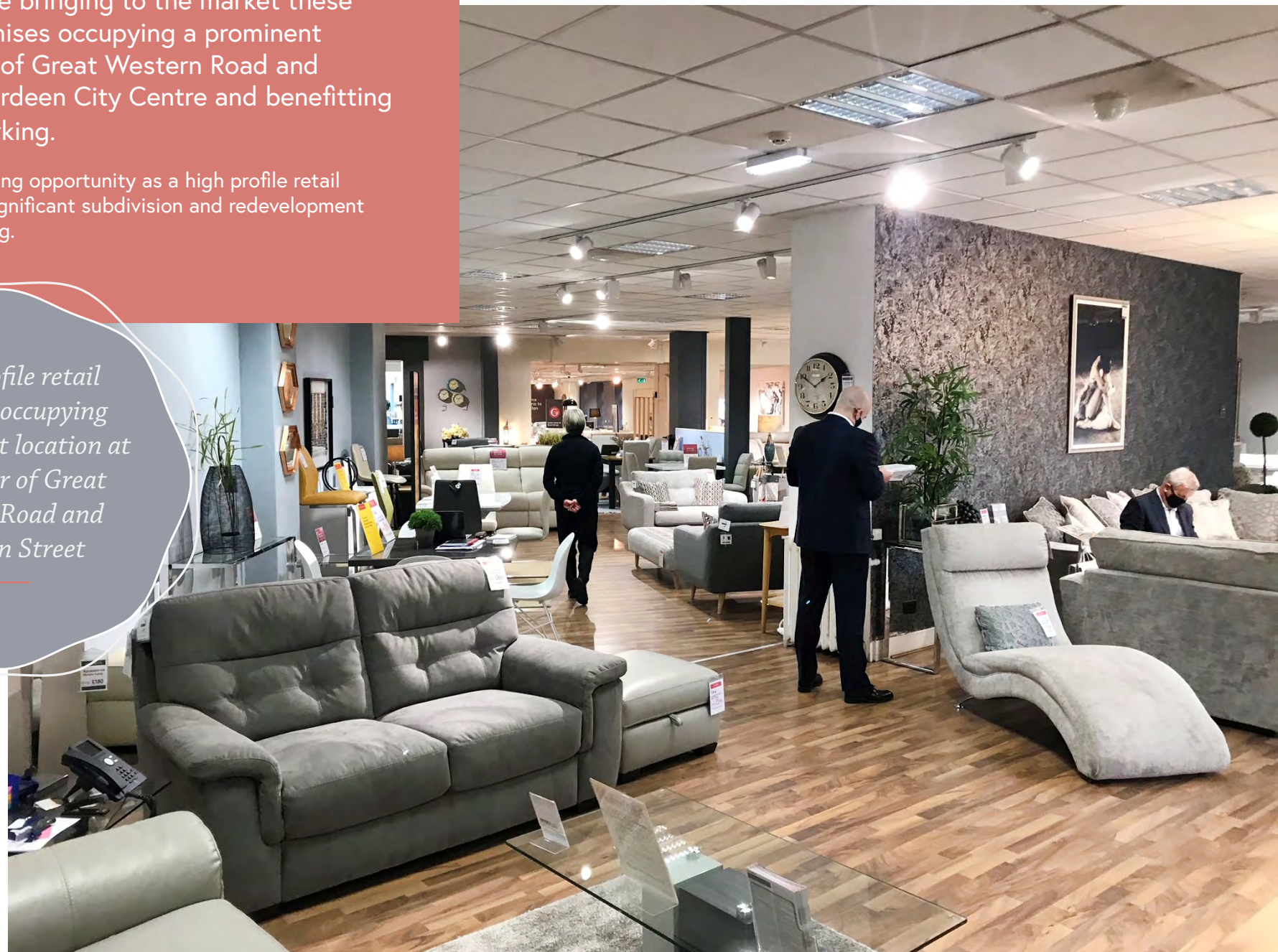


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and 110-114 Holburn Street
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We are delighted to be bringing to the market these high profile retail premises occupying a prominent location at the corner of Great Western Road and Holburn Street, in Aberdeen City Centre and benefitting from extensive car parking.

The subjects offer a continuing opportunity as a high profile retail destination together with significant subdivision and redevelopment potential, subject to planning.

*High profile retail
premises occupying
a prominent location at
the corner of Great
Western Road and
Holburn Street*



Location

The subjects are located at one of the best known road junctions in Aberdeen, Great Western Road leading to the City's affluent west and on to Royal Deeside and Holburn Street leading to the City Centre and southwards to the Bridge of Dee.

6-14 & 40
GREAT WESTERN
ROAD AND
110-114 HOLBURN
STREET

JOHNSTONE
HOUSE

UNION
PLAZA

THE
SILVER
FIN

THE
CAPITOL

PARK
INN BY
RADISSON

THE IQ
BUILDING

NUFFIELD
HEALTH
GYM

WILLOW-
BANK
RETAIL
PARK

SAINSBURY
LOCAL

REPSOL
SINOPEC

UNION GROVE

UNION STREET

HOLBURN STREET


WILLOWBANK ROAD

GREAT WESTERN ROAD

HOLBURN STREET

Description

The Archibalds buildings are Aberdeen landmarks, substantial and generally of granite construction providing retail accommodation over lower ground, ground, first and second floors. In addition to the retail presence off Great Western Road and Holburn Street there is delivery / pick up access on Cuparstone Row. An extensive Car Park providing around 26 spaces is located very close to the premises. An additional area of parking which is included in the sale is currently the subject of a lease continuing on tacit relocation.



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Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following approximate net internal floor areas calculated:-

110-114 HOLBURN STREET, ABERDEEN

Floor	Sq.m	Sq.ft
Ground Floor	118.64	1,277
Basement	100.24	1,079
TOTAL	218.88	2,356

6-14 GREAT WESTERN ROAD, ABERDEEN

Floor	Sq.m	Sq.ft
Basement	175.14	1,885
Ground Floor	432.37	4,654
First Floor	456.15	4,910
Second Floor	135.27	1,456
TOTAL	1198.93	12,905

CUPARSTONE ROW, ABERDEEN

Floor	Sq.m	Sq.ft
Basement	345.32	3,717
Ground Floor	487.64	5,249
First Floor	92.81	999
TOTAL	925.77	9,965

OVERALL TOTAL

Floor	Sq.m	Sq.ft
Basement	620.70	6681
Ground Floor	1038.65	11180
First Floor	548.96	5909
Second Floor	135.27	1456

Interested parties should satisfy themselves in relation to the property's floor areas.

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located at one of the
best known road
junctions in Aberdeen,
Great Western Road
leading to the City's
affluent west end*

Rateable Value

The Valuation Roll details the following in terms of Rateable Values -

Shop 6 Great Western Road - £73,000

Car Park Rear of 34 Great Western Road - £10,250

EPC

A copy of the EPC certificate is available to interested parties.

Price

£525,000 is sought for the benefit of our clients feuhold interest, exclusive of VAT, which will be applicable.

Closing Date

Our clients may or may not decide to set a closing date for the receipt of formal offers. Interested parties seeking to be advised of any closing date set should note their interest in writing via their solicitors.

Anti – Money Laundering (AML)

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

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Further Information and Viewing

For further information or to arrange a viewing please contact the sole selling agents.

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FG Burnett

DISCLAIMER: Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract. Any purchaser or lessee should satisfy themselves as to the correctness of each of the statements contained in these particulars. The owner of the property does not make or give and neither the agents nor any person in their employment has any authority to make or give any representation or warranty in relation to the property described in these particulars.