

FOR SALE

West End Premises

Prominent Location

Potential to redevelop subject to planning

Size: 476.10 sqm (5,125 sqft)

8 dedicated parking spaces to the rear

Price : £400,000



WHAT 3 WORDS

1 QUEENS GARDENS ABERDEEN AB15 4YD

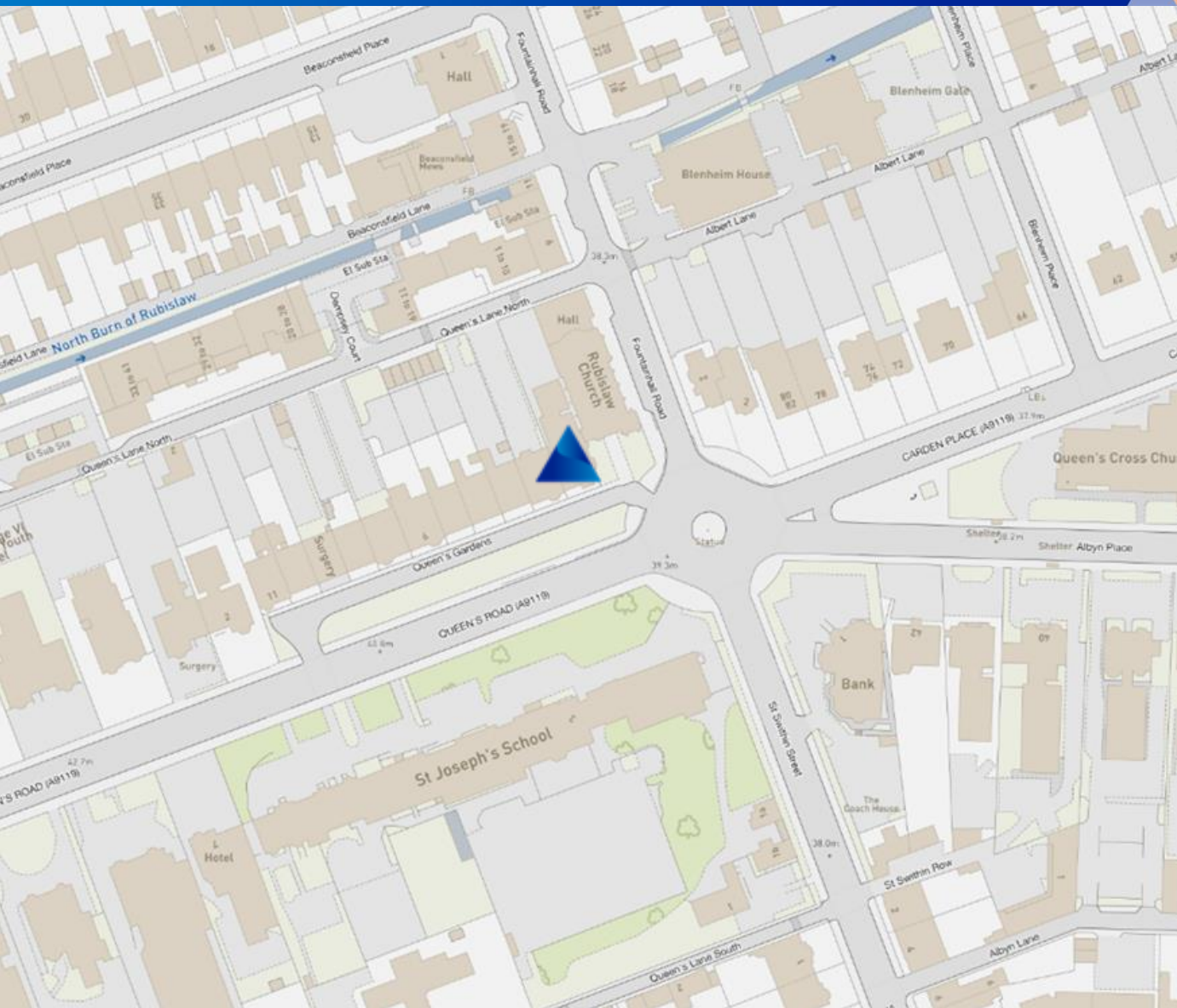
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Location

1 QUEENS GARDENS, ABERDEEN, AB15 4YD



The premises occupy a prominent corner location at the east side of Queens Gardens at its junction with Queens Cross within the heart of the City's West End office area. Union Street, Aberdeen's principal commercial thoroughfare is half a mile to the east and Anderson Drive is in close proximity to the west which forms part of the inner ring road system.

The location is mixed use in general with various office occupiers being in close proximity along with residential, convenience operators, coffee shops and public houses all being in close proximity.

**Traditional Premises
within West End Location**



FIND ON GOOGLE MAPS



Description

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Ground Floor

The property comprises of a substantial granite and slate building arranged over lower ground, ground first and attic floors providing office accommodation along with associated w.c. on each level and kitchen facilities located at attic and lower ground floors.

The accommodation provides large cellular offices that have been generally carpeted throughout with painted walls and ceilings incorporating attractive period features. Lighting is provided by wall mounted light fittings with heating provided by electric panel radiators.

Car Parking

Dedicated car parking is located to the rear of the premises and capable of accommodating 8 vehicles.

Accommodation

	m ²	ft ²
Lower Ground Floor	181.91	1,958
Ground Floor	98.28	1,058
First Floor	120.97	1,302
Attic	74.94	807
TOTAL	476.10	5,125

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



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Price

£400,000 exclusive of VAT.

Planning

The premises have been used for office purposes but may be suitable for redevelopment for residential purposes. Purchasers should satisfy themselves with regard to potential redevelopment options.

Rateable Value

The subjects are currently entered into the Valuation roll as of 1st April 2023 as a Rateable Value of £73,500.

An ingoing occupier will have the opportunity to appeal this figure. In addition, rates relief maybe available with further information available upon request.



Energy Performance Certificate

An Energy Performance Certificate is available upon request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants 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; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE MARCH 2025.

Get in Touch

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



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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