

FOR SALE

OFFICE PREMISES

Planning Submitted For
Redevelopment To 13 Flats

Available In Whole Or Part

City Centre Location

No VAT Payable

Overlooks Bon Accord Crescent
Gardens

Price - £700,000



FIND ON GOOGLE MAPS

8&9 BON ACCORD CRESCENT, ABERDEEN, AB11 6DN

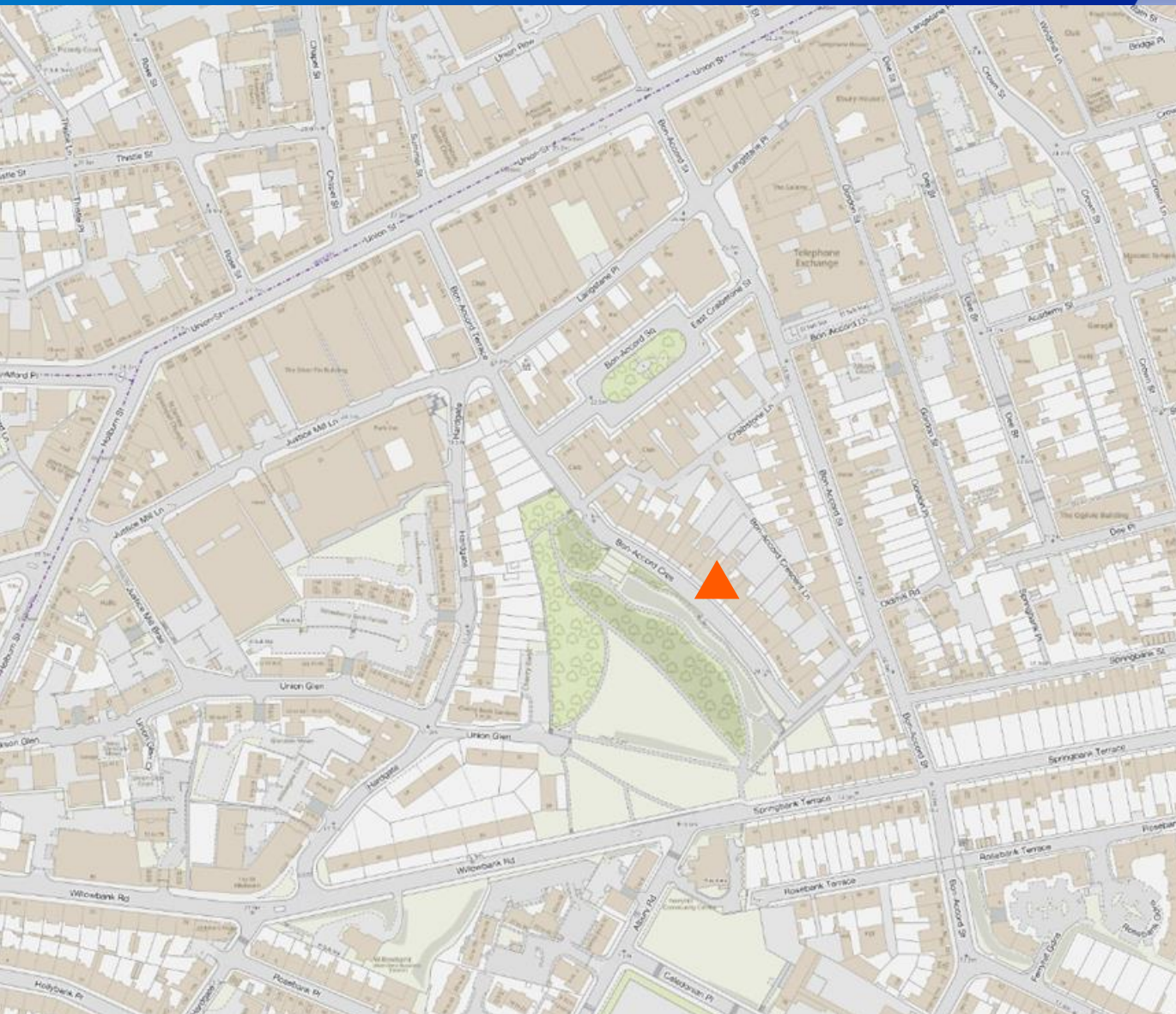
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Shona Boyd | shona.boyd@shepherd.co.uk





Location

8-9 BON ACCORD CRESCENT, ABERDEEN, AB11 6DN



The property is situated on Bon Accord Crescent within Aberdeen City Centre. The location is mixed use in nature with a number of offices being converted luxury residential units attaining a premium price at sale. The location is also within 5 minutes' walk of Union Street, the principal retail street within the City Centre. The property is also within easy walk of numerous restaurants & bars.

Bon Accord Crescent comprises 19 identical 2 storey townhouses with lower ground floor and attic levels. The design of the street exhibits a curved form to capture the view of Bon Accord Terrace gardens creating a compact and inviting environment. The Grade B Listed terrace retains the original granite facades, Georgian sash & case windows, and external cast iron railings.



Description



FIND ON GOOGLE MAPS



Floor Plans

8-9 BON ACCORD CRESCENT, ABERDEEN, AB11 6DN

| Flat | Description | M ² |
|-------|---------------------------|----------------|
| 1 | Basement (8) 2 bed | 80 |
| 2 | Basement (9) 3 bed | 96 |
| 3 | | |
| 4 | Ground Floor (8) 1 bed | 44 |
| 5 | Ground Floor (8) 1 bed | 66 |
| 6 | Ground Floor (9) 3 bed | 87 |
| 7 | First Floor (8) 2 bed | 65 |
| 8 | First Floor (9) 1 bed | 43 |
| 9 | First Floor (9) 1 bed | 57 |
| 10 | Second Floor (8) 2 bed | 65 |
| 11 | Second Floor (9) 2 bed | 80 |
| 12 | Ground Floor (Mews) 2 bed | 70 |
| 13 | First Floor (Mews) 2 bed | 70 |
| 14 | First Floor (Mews) 2 bed | 77 |
| Total | | 900 |

Car Parking

5 Car parking spaces are associated with the development.

Basement





Ground Floor





Floor Plans

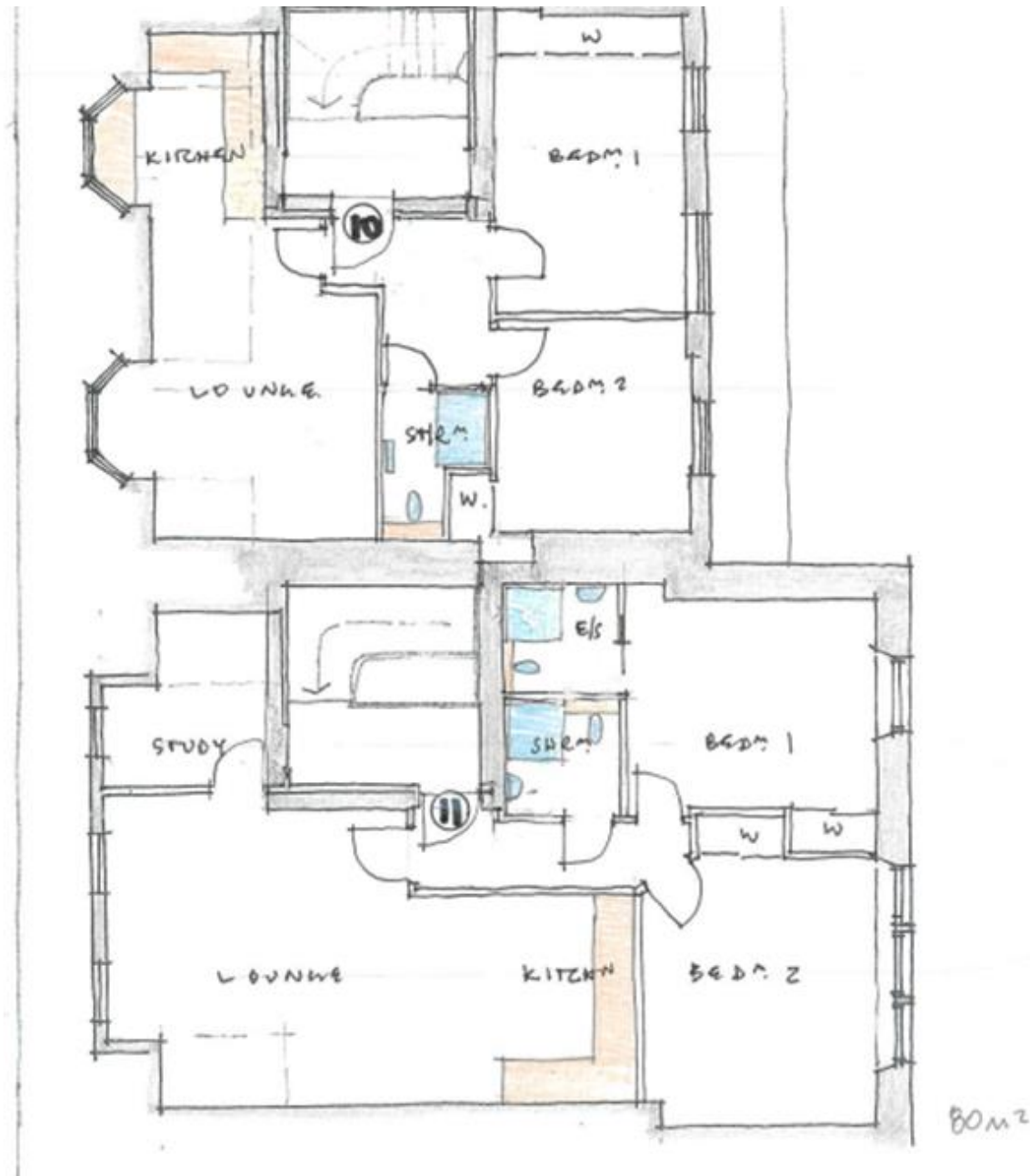
8-9 BON ACCORD CRESCENT, ABERDEEN, AB11 6DN

First Floor





Second Floor





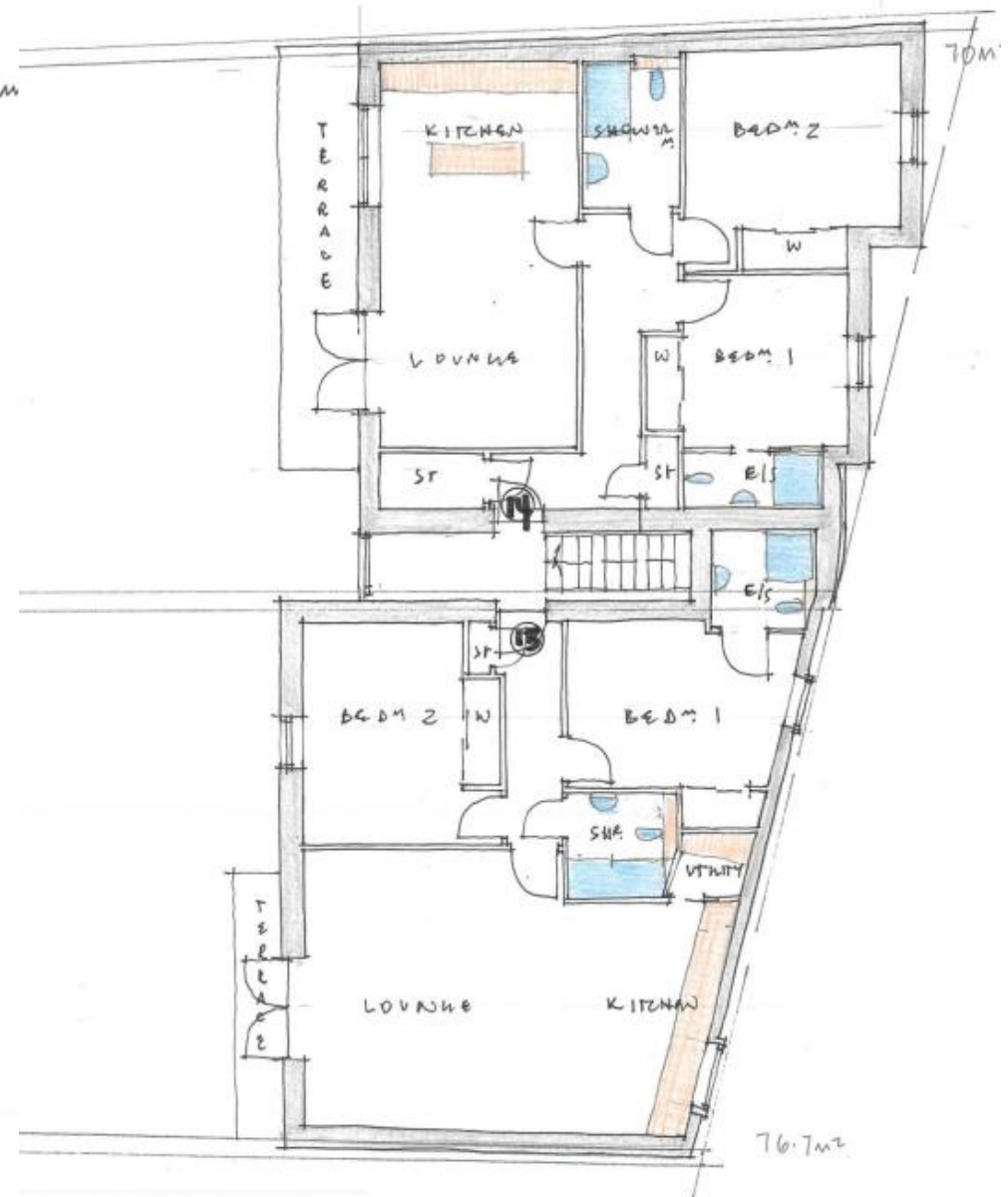
Floor Plans

8-9 BON ACCORD CRESCENT, ABERDEEN, AB11 6DN

Mews Building Ground Floor



Mews Building First Floor





Site Plan





Description

8-9 BON ACCORD CRESCENT, ABERDEEN, AB11 6DN



Description

The subjects comprise twin mid terrace town houses of traditional construction arranged over basement, ground, first and attic floors under a pitched and slated roof. The subjects benefit from traditional spiral staircases with high ceilings adding to the opulence of the property.

The building has an elegant reception and office space across all floors, it also benefit from a tea preparation area along with male and female W.C. facilities. The rear of the subjects benefits from a large car park, with 25 spaces, accessible from Bon Accord Terrace Lane via Old Mill Road.

Planning

A planning application has been submitted for the change of use from class 4 (Business) use, there is minimal external alterations to form the 10 flats in the main building. The rear parking area will be developed into a garden area and parking for 5 cars as well as the erection of a mews development on the rear lane to form additional 3 flats.

Further detail from Aberdeen City Planning Portal available at

<https://publicaccess.aberdeencity.gov.uk/online-applications/caseDetails.do?caseType=Application&keyVal=RYA-MCKBZLP500>



PRICE

Offers in excess of £700,000 Is sought for our client's interest in the subjects.

Alternatively, our client will consider a sale in part with further information available upon request.

VAT

The property is not presently opted to tax therefore VAT will not be payable on the purchase price.

Rateable Value

The premises are currently entered into the valuation roll as part of a larger entry and will require to be reassessed.

Further information in this respect is available upon request..

Energy performance certificate

The premises have the following Energy Performance Certificate Rating of:

8 Bon Accord Crescent - G

9 Bon Accord Crescent - F

Further information and recommendation report is available to seriously interested parties on request.

Pre-Emption

There is a Right of Pre-emption Agreement to buy the adjacent townhouses at 5, 6 and 7 Bon Accord Crescent and 6 and 7 Bon Accord Crescent Lane with further information in this respect available upon request.

Entry Date

Upon conclusion of Legal Missives.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable.

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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