

FOR SALE BY ONLINE AUCTION

RESIDENTIAL DEVELOPMENT
OPPORTUNITY

PLANNING CONSENT GRANTED
FOR REDEVELOPMENT

4 FLAT DEVELOPMENT
OPPORTUNITY

PRIME CITY CENTRE LOCATION

Guide Price : £95,000



WHAT 3 WORDS

222 UNION STREET, ABERDEEN, AB10 1TL

CONTACT: Mark McQueen mark.mcqueen@shepherd.co.uk | 01224 202800 | shepherd.co.uk
James Cavanagh james.cavanagh@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

The central location also results in good transportation links to all parts of the city with the train and rail station also being a short distance from the premises.

The subjects comprise of the first and second floors of a mid terraced, granite and slate building with the premises being accessed from union street at ground floor level.

Internally the premises provide a development opportunity for residential conversion.

FIND ON GOOGLE MAPS



First Floor Plans

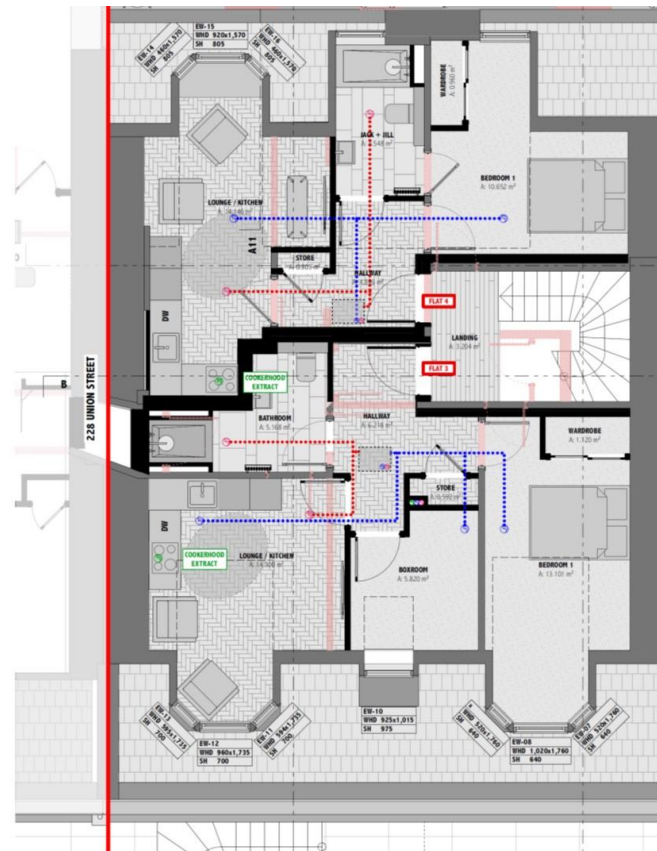
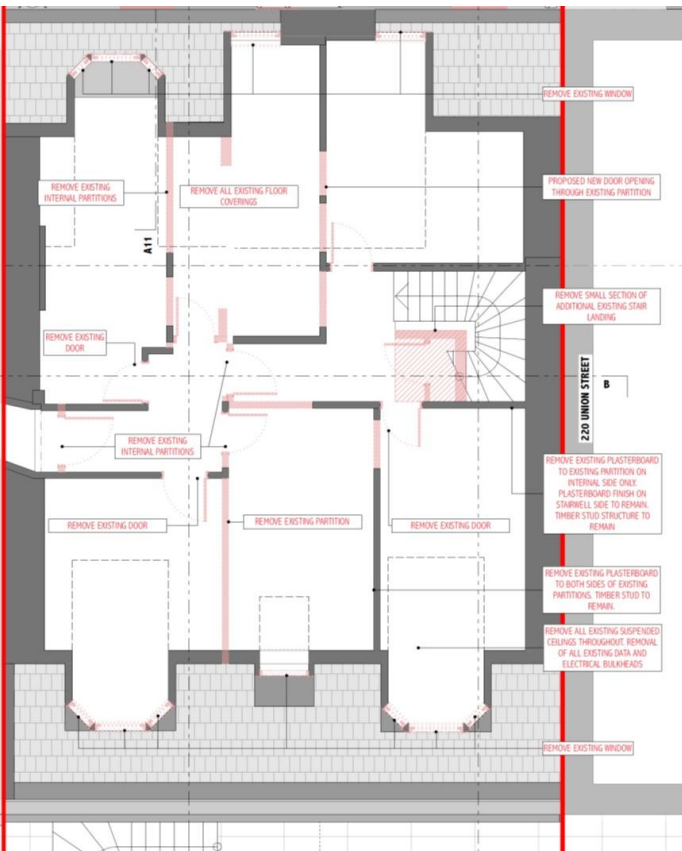


	m ²	ft ²
First Floor	110.83	1,193
Second Floor	84.98	915
TOTAL	195.81	2,108

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).



Second Floor Plans



Planning Consent

The subjects were previously utilised as offices; however, planning has been obtained for a residential redevelopment for 4 flats comprising of:

First floor, 2-bed flat

First floor 1 bed flat

Second floor, 1 bed flat

Second floor, 1 bed and box room

Further information on the planning consent secured can be found at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?keyVal=RAA1D8BZMK100&activeTab=summary>



Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of £95,000

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

The property has an energy rating of ' '.

A copy of the EPC is available upon request.

Get in Touch

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



Mark McQueen

mark.mcqueen@shepherd.co.uk



James Cavanagh

james.cavanagh@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



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.

[shepherd.co.uk](https://www.shepherd.co.uk)