



FOR SALE

OFFICE/RESIDENTIAL

**WELL LOCATED IN THE WEST
END**

**CHANGE OF USE SECURED
FOR RESIDENTIAL**

SIZE – 94.13 SQM (1,014 SQFT)

**QUALIFIES IN PART FOR
SMALL BUSINESS RATES
RELIEF**

OFFERS INVITED



WHAT 3 WORDS

19 VICTORIA STREET, ABERDEEN, AB10 1UU

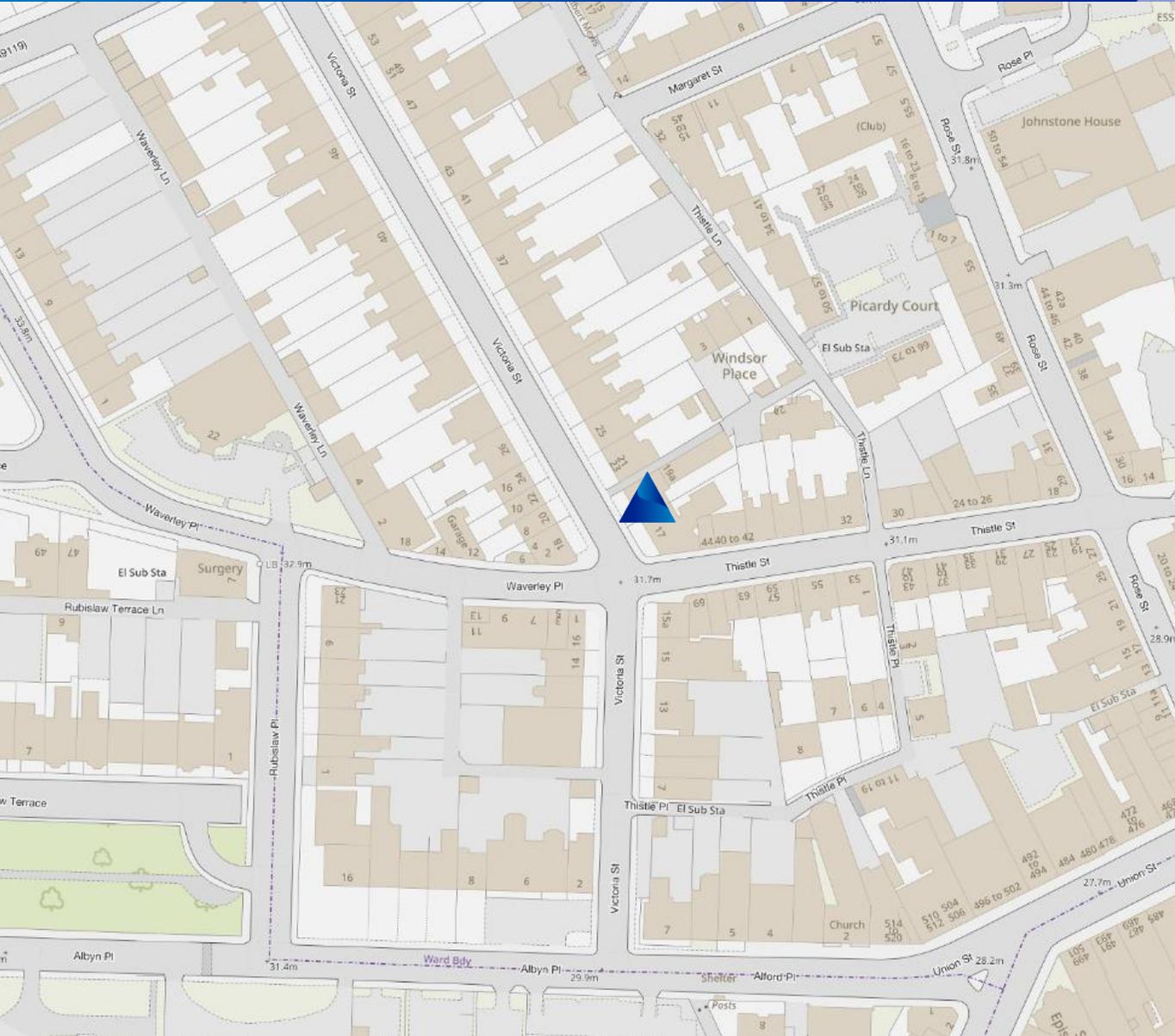
CONTACT: Mark McQueen | mark.mcqueen@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location / Description

19 VICTORIA STREET, ABERDEEN, AB10 1UU



LOCATION

The subjects are located within the West End office area of Aberdeen in close proximity to Union Street, the City's main commercial and retail thoroughfare and accordingly benefit from excellent transportation links and local amenity. The main trunk road network is readily accessible via Anderson Drive (A90) located to the west of the subjects.

The subjects themselves are located on the east side of Victoria Street between its junctions with Thistle Street and Carden Place. The location is home to a number of office occupiers within the in the immediate surrounds with additional local amenity to include coffee and sandwich shops found on Thistle Street. The area is also partly residential in nature.

DESCRIPTION

The property comprises of a semi detached, one and a half storey traditional granite and slate building incorporating dormer projections to the front and rear. The windows are of sash and case design with access to the property being from the side elevation of the building.

Internally the accommodation provides office accommodation along with w.c. facilities and various storage areas. The accommodation is carpeted, with the walls predominately being papered and painted with lighting by means of fluorescent fittings. Heating is provided by a gas fired central heating system supplemented by efficient electric panel radiators.

**Traditional granite and slate building
in the West End of Aberdeen**

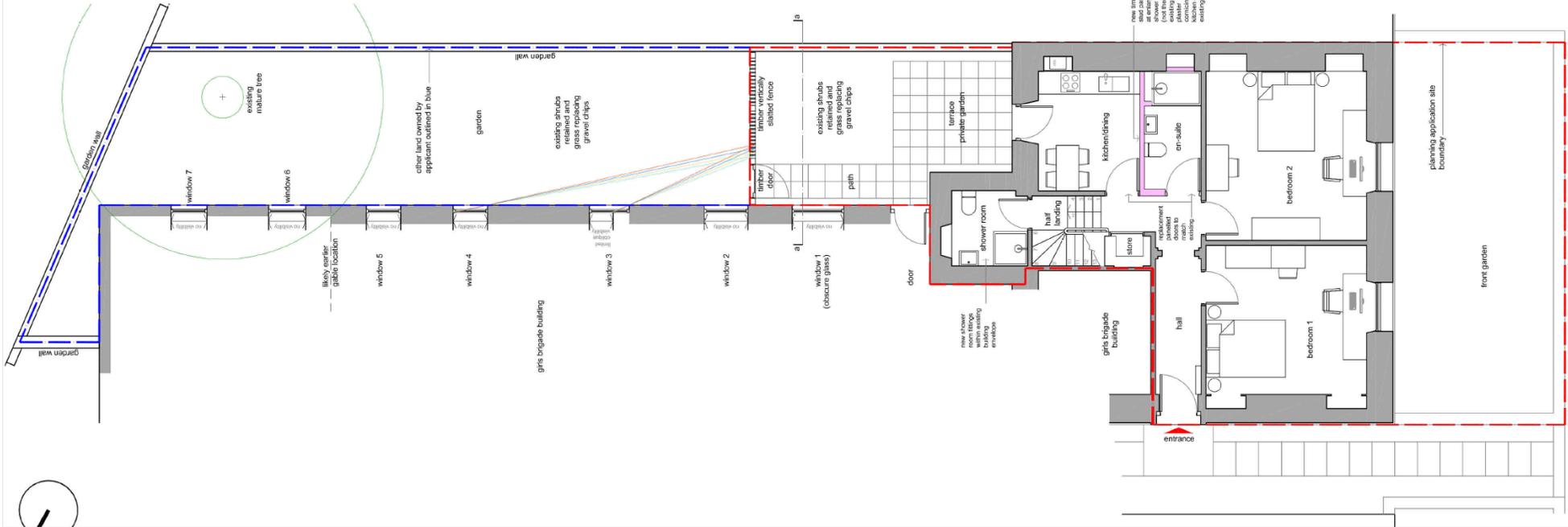


FIND ON GOOGLE MAPS

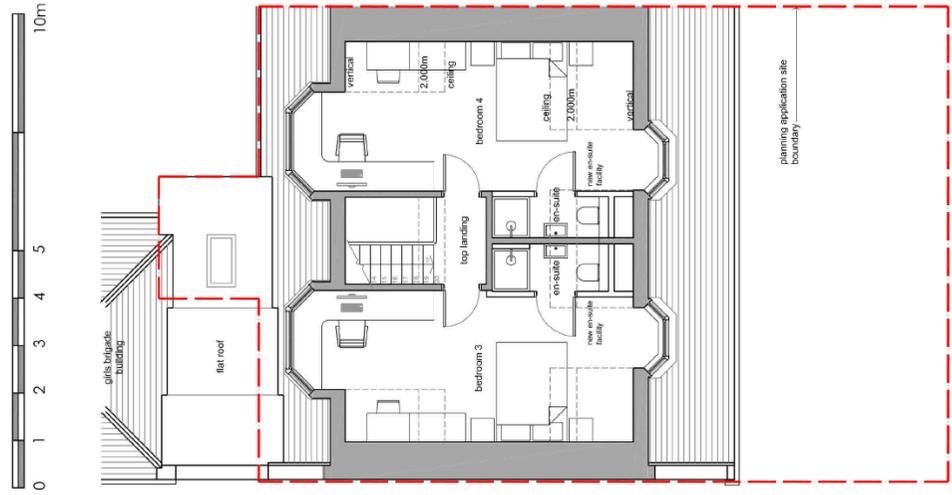


Proposed Floor Plans

19 VICTORIA STREET, ABERDEEN, AB10 1UU



ground floor plan 1 : 100



first floor plan



Residential Consent

Change of use for conversion to residential was secured with further information available at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SCHKSGBZMLE00>

Accommodation

	m ²	ft ²
Ground Floor	51.52	555
First Floor	42.61	459
TOTAL	94.13	1,014

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).

Price

Offers are invited for our clients interest in the premises.

Rateable Value

The subjects are currently entered into the Valuation Roll with the following Rateable Values:

Ground Floor: £8,000

First Floor: £6,400

In addition, rate relief may be available from Fresh Start Rates Relief with further information available upon request.

Energy Performance Certificate

The subjects have a current energy performance rating of 'E'. Further information and a recommendation report is available to seriously interested parties on request.

VAT

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

Legal Costs

Each part shall be responsible for their own legal costs associated with the transaction.



Get in Touch

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



Mark McQueen

mark.mcqueen@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN
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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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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 JANUARY 2025

