

FOR SALE

Service Apartment Accommodation

19 Serviced Apartments

Communal lounge/kitchen area
and laundry rooms

Finished to a good standard

Close proximity to Aberdeen
University

Price - £325,000



80 WESTERN ROAD, ABERDEEN, AB24 4DR

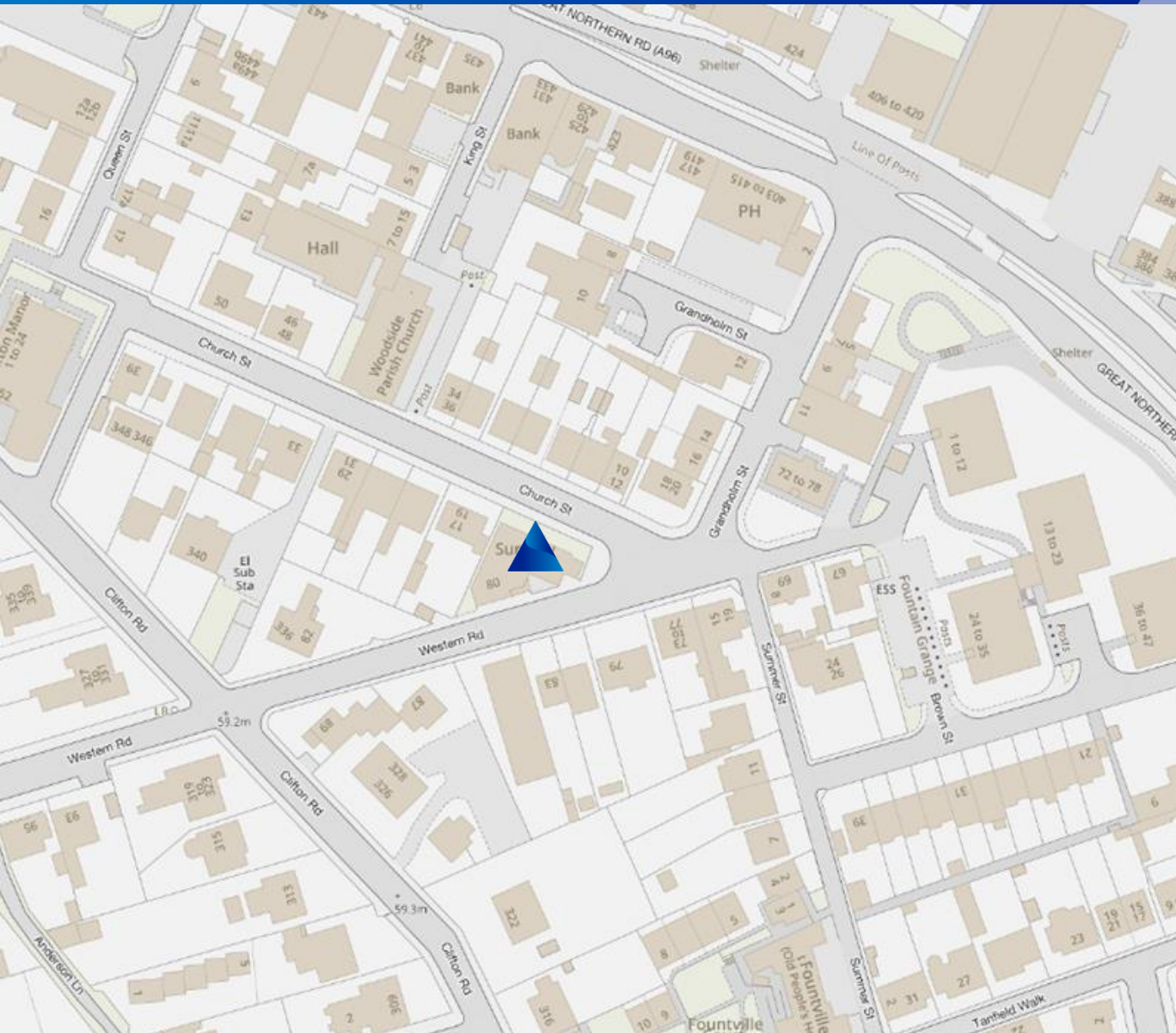
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Mark McQueen, mark.mcqueen@shepherd.co.uk 01224 202800 | shepherd.co.uk





Location

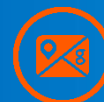
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The subjects are located to the north west of Aberdeen City Centre on Western Road. Western Road is in close proximity to Great Northern Road and near to the Haudagain Roundabout. As a result the premises are easily accessible from all part of the City with easy access to the City's main road infrastructure.

The immediate area is generally residential in nature, however there are a number of retail uses within walking distance situated on Great Northern Road. In addition, Aberdeen University is also in walking distance from the premises.

Centrally Located Service Apartments



FIND ON GOOGLE MAPS



Description

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The property comprises a detached, two storey building of concrete block work construction and has been partially rendered externally. The roof over is of mansard design incorporating slate clad projections.

Internally, the premises provide for 19 serviced apartments (staff accommodation) which are ensuite along with associated common kitchen, laundry and reception areas.

The accommodation is finished to a good standard with all serviced rooms being carpeted with the walls being plaster and painted with lighting via pendant light fittings.

All rooms benefit from natural daylight via double glazed windows with heating provided by a gas fired central heating system.

Accommodation

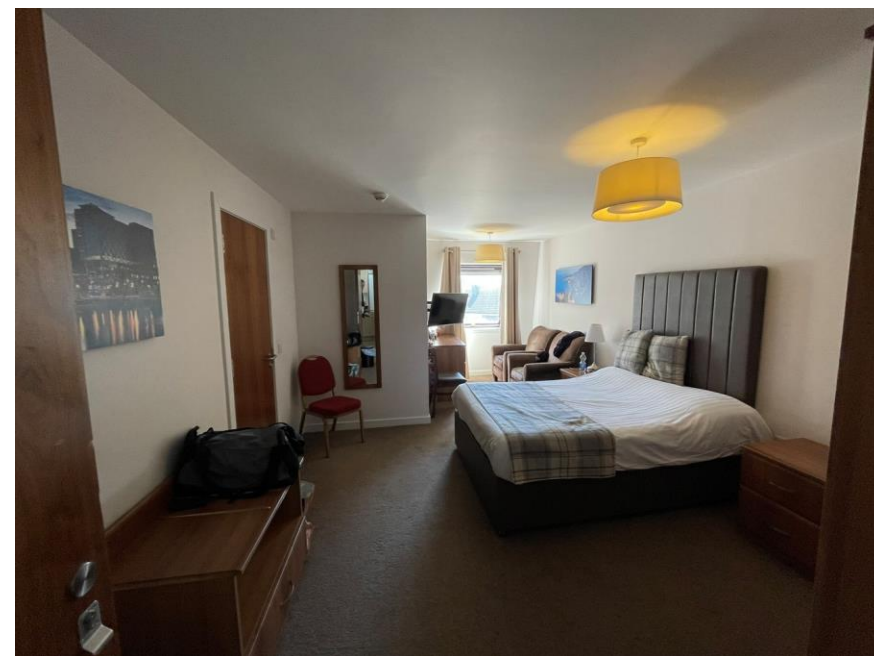
| | m ² | ft ² |
|--------------|----------------|-----------------|
| Ground Floor | 263.0 | 2,831 |
| First Floor | 263.0 | 2,831 |
| Total | 526.0 | 5,662 |

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



Description

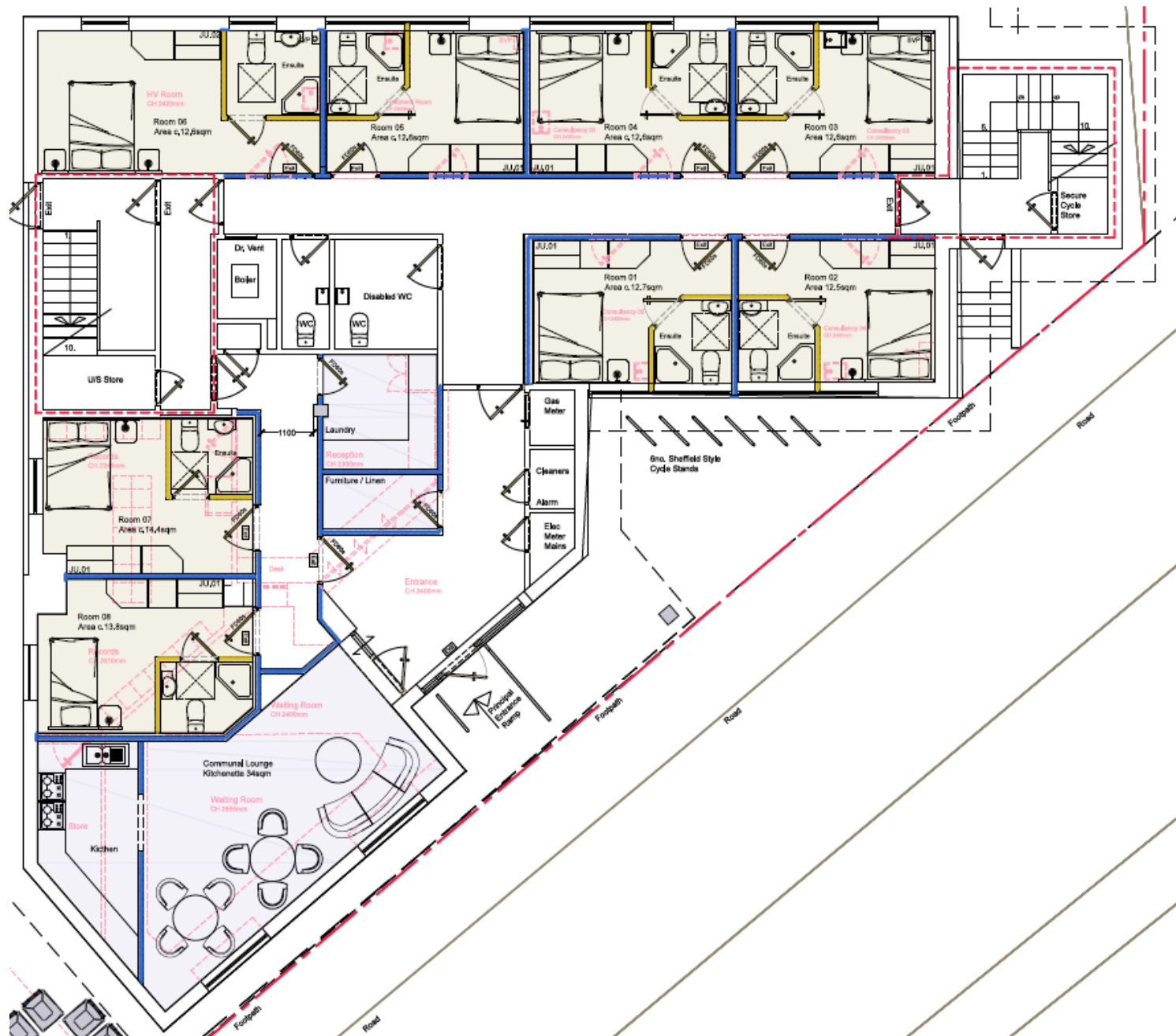
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Floor Plan – Ground Floor

80 WESTERN ROAD, ABERDEEN, AB24 4DR





Planning

The subjects obtained change of use consent to 19 serviced apartments (staff accommodation) in 2014 and was converted and operated for this use.

Further information in this respect is available at: <https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=ZZZY9JBZSK725>

Price

£325,000 exclusive of VAT

Rateable Value

The subjects are currently entered into the draft 2026 Valuation Roll as follows:

Staff Accommodation - £39,000

An ingoing occupier would have the opportunity to appeal this Rateable Value

Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of 'F'.

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

VAT

All rents, prices, premiums etc., are quoted exclusive of VAT

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction with the purchaser being responsible for any registration dues, LBTT, etc.

Get in Touch

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



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Mark McQueen

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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.

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