

### **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

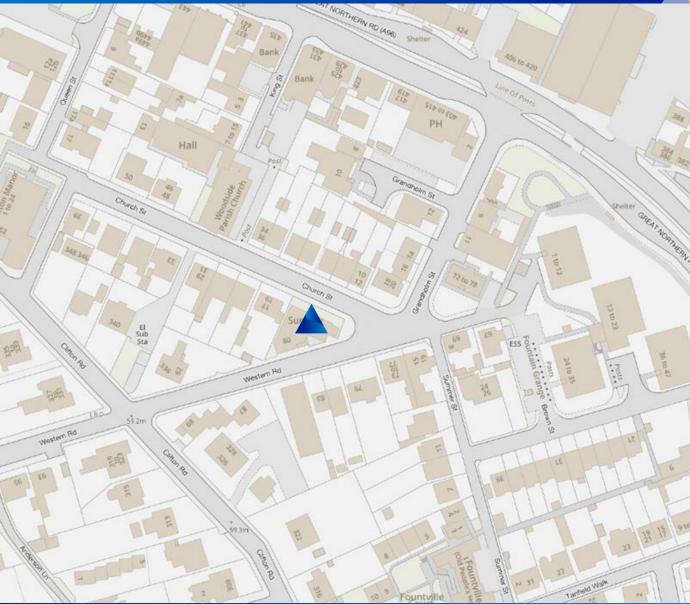
Price - £325,000

### **80 WESTERN ROAD, ABERDEEN, AB24 4DR**

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**Centrally Located Service Apartments** 



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.



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**

	m²	ft²
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



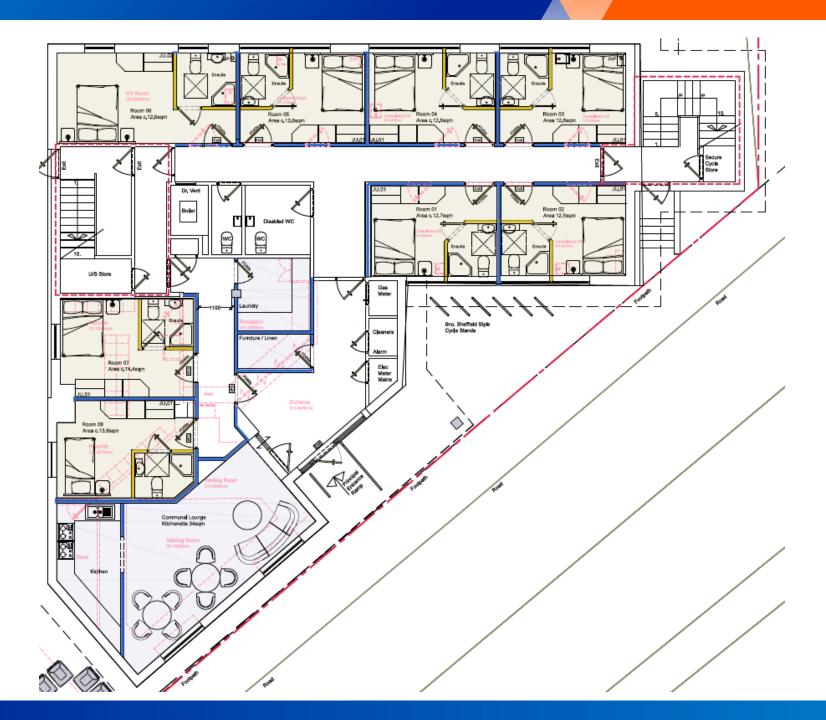








## Floor Plan – Ground Floor





## Floor Plan – First Floor





#### **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/onlineapplications/application Details.do?activeTab=documents&ke

yVal=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.

#### VΔT

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:



**Melanie Grant** 

melanie.grant@shepherd.co.uk



Mark McQueen Mark.mcqueen@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.

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