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01224 588866

25 Albyn Place, ABERDEEN AB10 1YL

# FOR SALE

## OFFICE ACCOMMODATION WITH REDEVELOPMENT POTENTIAL



478-484 UNION STREET  
ABERDEEN  
AB10 1TS

Viewing is strictly by arrangement  
with the sole selling agent.

Contact:  
**Arron Finnie**

Floor area:  
**418.05 sq m (4,500 sq ft)**

Telephone:  
**01224 588866**

[arron.finnie@ryden.co.uk](mailto:arron.finnie@ryden.co.uk)

Edinburgh  
0131 225 6612

Glasgow  
0141 204 3838

Aberdeen  
01224 588866

Leeds  
0113 243 6777

London  
0207 436 1212

Manchester  
0161 249 9778



**Location:**

The subjects are situated on the north side of the west end of Union Street within Aberdeen City Centre. This area of Aberdeen has undergone some major redevelopment in the last few years and is quickly becoming a sought after mixed use area. The building is located opposite the two new office developments at The Capitol and The Silver Fin, as well as Union Plaza and IQ, all of which house excellent blue chip tenants, such as Wood Group, Centrica, Chrysaor, Dentons, Burness Paull, PWC, Deloitte's, Aberdeen Standard and Barclays.

The area also has a mix of alternative uses such as; hotels, retail, leisure and food uses with occupiers being Travelodge, Park Inn, Holiday Inn Express, Sainsbury's, Nuffield and Tesco.

The exact location of the premises is shown on the plan above.

**Description:**

The premises comprise a Category B Listed mid-terraced office building of granite construction under a double pitch slate roof with timber sash and case windows.

The subjects comprise upper level office premises arranged over three levels and accessed off Union Street. The floor plates are of a uniform layout accessed via a large communal hallway with toilets on each level. The offices are generally cellular in nature, albeit many of the rooms are large. The property has lift and staircase access to each level.



The subjects also benefit from a 12-14 space car park to the rear of the property accessed via Thistle Lane. The building benefits from pedestrian access through the building to rear parking area also.

The shops at ground floor level are not included within the sale.

**Planning:**

The subjects are located within the City Centre Conservation Area of Aberdeen. Initial discussions with Aberdeen City Council have suggested that planning for residential conversion would be looked upon favorably.

Various schemes have been considered and whilst no application has been lodged, the client would be willing to share initial layout plans with any serious interests.

**Accommodation:**

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following gross internal floor areas derived:

<b>First Floor</b>	139.35 sq m	1,500 sq ft
<b>Second Floor</b>	139.35 sq m	1,500 sq ft
<b>Third Floor</b>	139.35 sq m	1,500 sq ft
<b>Total</b>	<b>418.05 sq m</b>	<b>4,500 sq ft</b>

**Price:**

Offers invited.

**Rateable Value:**

The subjects are entered in the Valuation Roll, with the following Rateable Values, effective from 1 April 2017:

First Floor:	£18,750
Second Floor:	£19,500
Third Floor:	£19,500

**Energy Performance Certificate (EPC):**

The subjects have the following EPC Ratings:

First Floor:	D
Second Floor:	D
Third Floor:	E

A copy of the EPC's and Recommendation Reports can be provided upon request.

**VAT:**

The purchase price is exclusive of VAT.

**Closing Date / Clawback Agreement:**

The client reserves the right to set a closing date for this property. Those parties looking to be advised of any closing date should note their interest with the sole selling agent in the first instance and via their appointed agent or solicitor. For the avoidance of doubt, the vendor is not obliged to accept the highest or indeed any offer at a closing date. The vendor may wish to incorporate a clawback provision over the rear car park.

**Viewing & Further Information:**

Viewing is strictly by arrangement with the sole selling agent to whom all enquiries should be made in the first instance. For any further information, please contact:

Ryden LLP  
25 Albyn Place  
Aberdeen  
AB10 1YL  
Tel: 01224 588866

E-mail: arron.finnie@ryden.co.uk

September 2018