

## DEVELOPMENT OPPORTUNITY

- > POPULAR RESIDENTIAL LOCATION CLOSE TO ABERDEEN UNIVERSITY
- > CONSENT FOR 5 FLATS
- > SITE AREA – 0.06 HECTARES (0.15 ACRES)



FOR SALE

67 JUTE STREET, ABERDEEN, AB24 3HA

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## LOCATION

The subjects are situated on the west side of Jute Street within the Froghall area of the city. The subjects are well placed for all parts of the city being in close proximity to both the A96 Causewayend and A956 King Street. In addition both Aberdeen University and the City Centre are within easy reach

The area is mainly residential in nature although there are commercial uses within the proximity. The majority of residential units are flatted in nature with further residential/student accommodation planned to enhance the area further.

## DESCRIPTION

The subjects comprise of a roughly rectangular and level site bounded by residential on both the North and South elevations. The site is currently utilised for industrial purposes with store premises, joiner's workshop and a further workshop to the rear of the site.

The site itself is part rough surface and part tarred with the benefit of an interceptor being in place. The building on site are concrete block with asbestos roofs above.

## PLANNING

The subjects benefit from a planning consent for the demolition of the existing building and erection of building for 5 no.flats and associated infrastructure. Further information in this respect is available upon request.

## PRICE

Upon application.

## RATING

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

- > 65 Jute Street - £3,000
- > 67 Jute Street - £7,300

## VAT

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

## ENTRY DATE

Upon conclusion of Legal Missives.

## ACCOMMODATION

The subjects provide the following accommodation:-

ACCOMMODATION	SqM	SqFt
Building 1	43.21	465
Building 2	21.13	227
Building 3	72.38	779

The foregoing areas have been calculated on a gross internal area basis in accordance with the Code of Measuring Practice (Sixth Edition) as prepared by the RICS.



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

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB14 4ZN, 01224 202800  
Mark McQueen, mark.mcqueen@shepherd.co.uk

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