

## RESIDENTIAL CONVERSION OPPORTUNITY

- > PLANNING SUBMITTED
- > 17 FLATTED UNITS WITH PARKING
- > PRIME LOCATION ON UNION STREET
- > PRICE £425,000 EXCLUSIVE OF VAT

**TO LET/MAY SELL**  
1,305.78 SQ.M (14,093 SQ.FT)

Future  
Commercial Estate  
Tel: 0141 632 6399  
www.futurecommercial.co.uk

**FOR SALE**

**181 UNION STREET, ABERDEEN, AB11 6BB**

**CONTACT:** Mark McQueen, [mark.mqueen@shepherd.co.uk](mailto:mark.mqueen@shepherd.co.uk), 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)  
Andrew Britton, [Andrew@culverwell.co.uk](mailto:Andrew@culverwell.co.uk), 0141 248 6611 [www.culverwell.co.uk](http://www.culverwell.co.uk)

**Culverwell**

**0141 248 6611**  
[www.culverwell.co.uk](http://www.culverwell.co.uk)

**SHEPHERD**  
COMMERCIAL

**LOCATION**

The subjects are located on the south side of union street, Aberdeen’s principal commercial thoroughfare, close to its junction with Bridge Street and accordingly occupies a prominent location within the city centre.

The prime City Centre location results in the development benefiting from a wide array of amenities to include retail, leisure offerings, offices and easy access to the transport hub situated at Union Square.

**DESCRIPTION**

The subjects comprise of the first, second, third and fourth floors of a mid terrace 4 storey premises of traditional granite and slate construction.

The premises are accessed from a single doorway at ground floor level fronting onto Union Street via an intercom system. An eight person lift also provides access to all upper floors.

**CAR PARKING**

Car parking is situated to the rear of the premises accessed from Windmill Brae capable of accommodating 18 spaces

**RATEABLE VALUE**

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

1<sup>st</sup> floor - £55,500

Basement, 2<sup>nd</sup> and 3<sup>rd</sup> - £114,000

4 Windmill Brae - £14,500

ACCOMMODATION	SqM	SqFt
First floor	381.84	4,121
Second floor	381.84	4,121
Third floor	370.24	3,996
Fourth floor store	11.86	128
4 Windmill Brae	118.59	1,280
<b>TOTAL</b>	<b>1,305.78</b>	<b>14,093</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition)

**PRICE**

£425,000 exclusive of VAT are sought for our clients interest in the subjects.

**ENERGY PERFORMANCE CERTIFICATE**

- > The subjects have the following Energy Performance Ratings
- > 181 Union Street – D
- > 4 Windmill Brae – F

**ENTRY**

Upon conclusion of missives

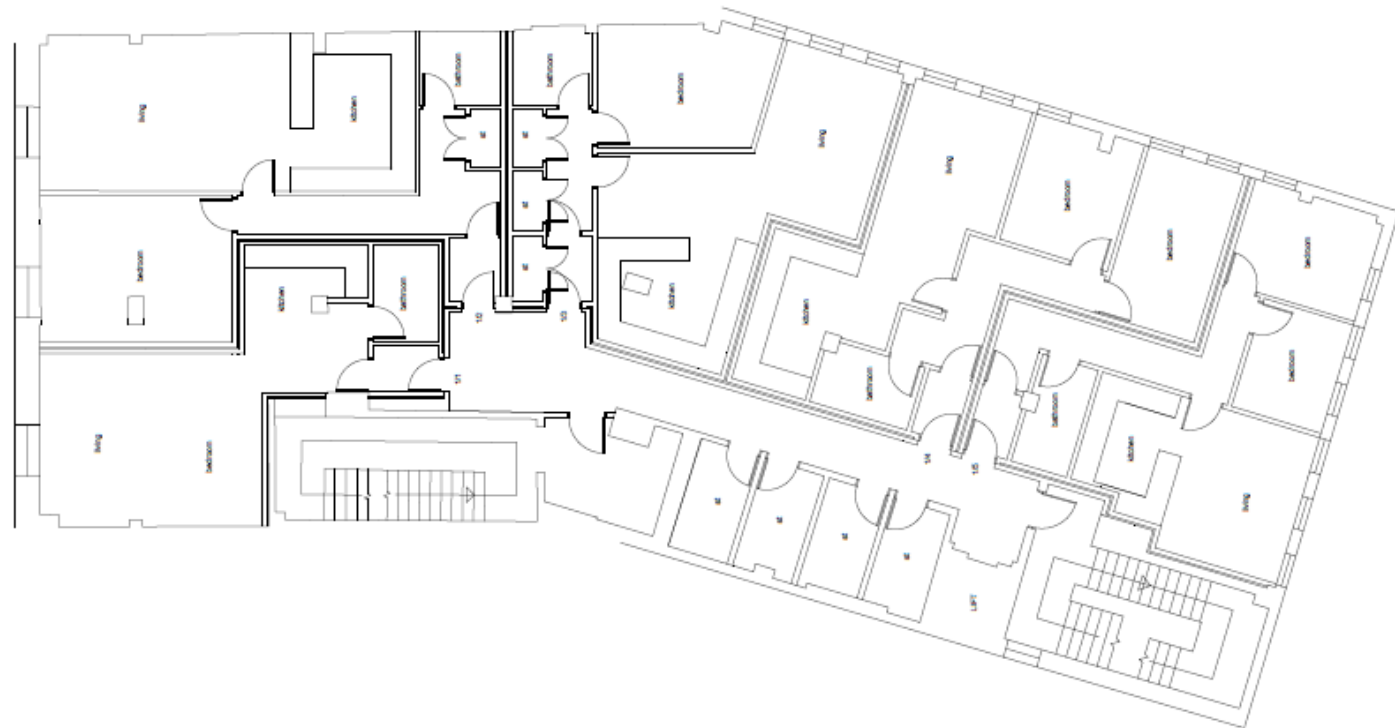




**PLANNING APPLICATION**

A planning application has been submitted for a development of 17 flatted units with car parking arranged over the first, second and third floors of 181 Union Street and 4 Windmill Brae comprising the following:

ACCOMMODATION	Bedrooms	SQM
4 Windmill Brae	3	75
4 Windmill Brae	1	48
<b>181 Union Street</b>		
1/1	Studio	45
1/2	1	79
1/3	1	66
1/4	2	66
2/1	Studio	46
2/2	1	82
2/3	1	62
2/4	2	65
2/5	2	57
3/1	Studio	48
3/2	1	72
3/3	1	57
3/4	2	61
3/5	2	51



Typical Floor Plate

Full plans of the development available upon request

**For further information or viewing arrangements please contact the joint agents:**

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

[www.shepherd.co.uk](http://www.shepherd.co.uk)



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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: April 2020**