

## DEVELOPMENT OPPORTUNITY

- > CENTRAL LOCATION
- > FLOOR AREA – 530.88 SQM (5,714 SQFT)
- > OFFERS INVITED
- > SUITABLE FOR VARIETY OF USES

FOR SALE

13 ADELPHI, ABERDEEN, AB11 5BL

**CONTACT:** Mark McQueen, [mark.mcqueen@shepherd.co.uk](mailto:mark.mcqueen@shepherd.co.uk), 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)



**LOCATION:**

The property is located within the Adelphi which comprises a small cul-de-sac located off the east end of Union Street and accordingly benefits from a central location within the City. The property is accessed via a single vehicular archway adjacent to Number 51 Union Street on the south side and a lane from Market Street. The surrounding properties are predominantly a commercial use at ground floor and residential use above.

**DESCRIPTION:**

The property comprises the ground and basement floors within a traditional end-terraced 2 storey with attic and basement building of traditional stonework construction externally rendered to the front elevation and a mansard style slate roof.

Access is via a pedestrian doorway and several steps up to the main entrance. Internally, the subjects are in shell condition with the ground floor providing two large areas to the front and rear with access to the basement in the middle of the premises. W.C. facilities are located at this level.

The basement floor which provides a large further large area previously used as function space with the remaining space previously being utilised for WC facilities, office, staff and cellarge accommodation.

**PRICE**

Offers are invited for our client's interest in the premises.

**VAT**

All figures are quoted exclusive of VAT at the prevailing rate.  
**For further information or viewing arrangements please contact the sole agents:**

**Shepherd Chartered Surveyors** 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800  
Mark McQueen, mark.mcqueen@shepherd.co.uk

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The subjects were previously utilised as a social club, however planning consent was obtained under a single consent for a cultural centre, offices, and restaurant with takeaway and accordingly the premises would be suitable for a variety of uses. It is advised that any interest discusses their potential use with the Local Authority.

**RATEABLE VALUE**

The subjects are currently entered into the Valuation Roll as a Club - £20,750

We would point out any purchaser would have the option to appeal this figure

**ENERGY PERFORMANCE CERTIFICATE**

The subjects have a current Energy Performance Certificate Rating 'G'.

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

**DISCLAIMER**

*THE VENDOR IS GRAMPIAN LINKS LIMITED (THE COMPANY) WHICH OWNS THE FREEHOLD. THE AFFAIRS, BUSINESS AND PROPERTY OF THE COMPANY ARE BEING MANAGED BY JULIE TAIT AND STUART PRESTON OF GRANT THORNTON UK LLP APPOINTED AS JOINT LIQUIDATORS ON 9 MARCH 2020.*

**CLOSING DATE**

Whilst a closing date may not be set, any interested parties should note their interest in writing to be kept informed of any closing date that may be set.

ACCOMMODATION	SqM	SqFt
Ground Floor	312.51	3,364
Basement	218.37	2,350
<b>TOTAL</b>	<b>530.88</b>	<b>5,714</b>

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

