

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

**GRAHAM
SIBBALD**



**BUCHANAN HOUSE, 63 SUMMER STREET,
ABERDEEN, AB10 1SJ**

- City Centre residential development opportunity
- Will be sold with planning consent for conversion to 10 flats



LOCATION

The property is located on the west side of Summer Street, between its junctions with Little Chapel Street and Huntly Street. It is situated in the City Centre, less than 200 metres to Union Street, Aberdeen's main commercial thoroughfare. A number of Aberdeen's most high profile office buildings are located within the immediate vicinity including the Silver Fin on Union Street which has recently seen Shell move its c. 1,000 staff into the office. It is well located for transport links across the city, the main bus and train stations are less than a 15 minute walk away and Aberdeen International Airport is approximately 6 miles away.

DESCRIPTION

The property occupies the first and second floors within a 2 storey and mansard building of steel frame and blockwork construction, with a slate covered roof. The building is of an L shape configuration, with stairwells and entrances on both the east and west elevations. The entrance at the east elevation is accessed via Summer Street and the entrance on the West side is accessed via Little Chapel Street.

ACCOMMODATION

The property provides the following net internal areas (NIA):

ACCOMMODATION	SQ. M.	SQ. FT.
First floor	424.94	4,574
Second floor	420.10	4,522
TOTAL	845.04	9,096

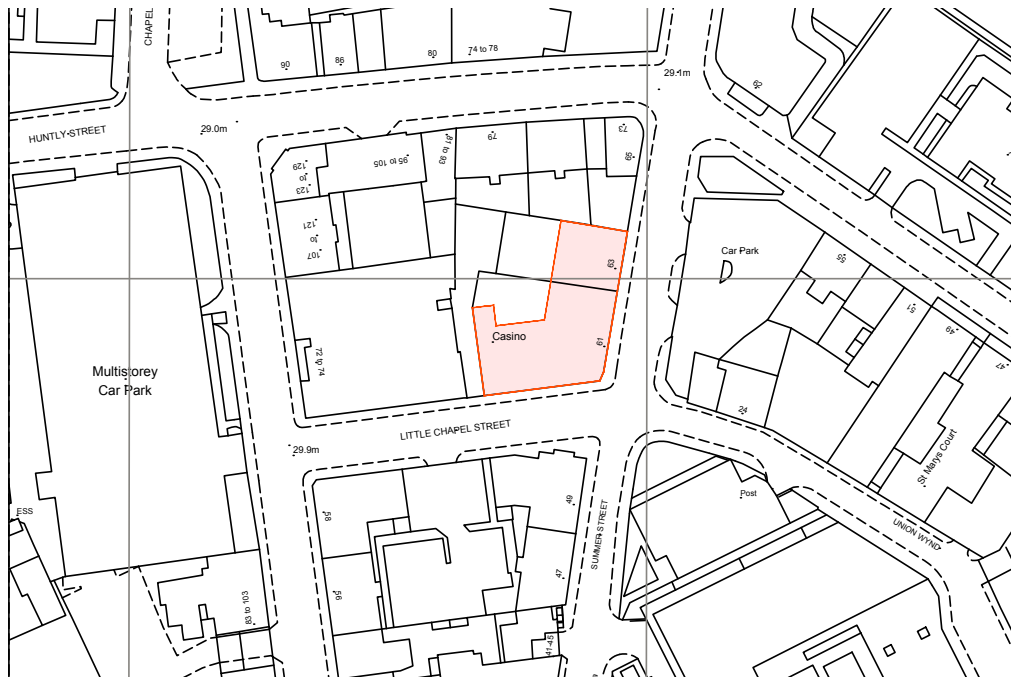
CAR PARKING

One exclusive car parking space is provided (or two in tandem), accessed via Little Chapel Street

PLANNING

The property will be sold with planning permission for a change of use from class 4 (office) to form 10 residential flats and alterations to an entrance door with associated works.

A copy of the planning pack is available on request to interested parties (Ref No - 221068/ DPP) and the proposed plans are as follows:



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



RATING

The subjects are entered in the current Valuation Roll, from 1st April 2023, with a Rateable Value of £72,000. The rate poundage for 2023/24 is 51.1p. The incoming occupier will have the right to appeal this assessment.

ENERGY PERFORMANCE CERTIFICATE (EPC)

"The subjects have an EPC Rating of 'E', further details available on request.

PRICE

£300,000 exc. is sought after for the heritable interest

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, as appropriate.

VIEWINGS & OFFERS

To arrange a viewing or for further information, please contact the sole selling agents:

To arrange a viewing please contact:



Emma Gilbert

Surveyor

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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: July 2023