

REDUCED PRICE  
£150,000

## INDUSTRIAL PREMISES WITH DEVELOPMENT POTENTIAL

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



FOR SALE

**65 - 67 JUTE STREET, ABERDEEN, AB24 3HA**

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## Industrial Premises With Redevelopment Potential

### LOCATION

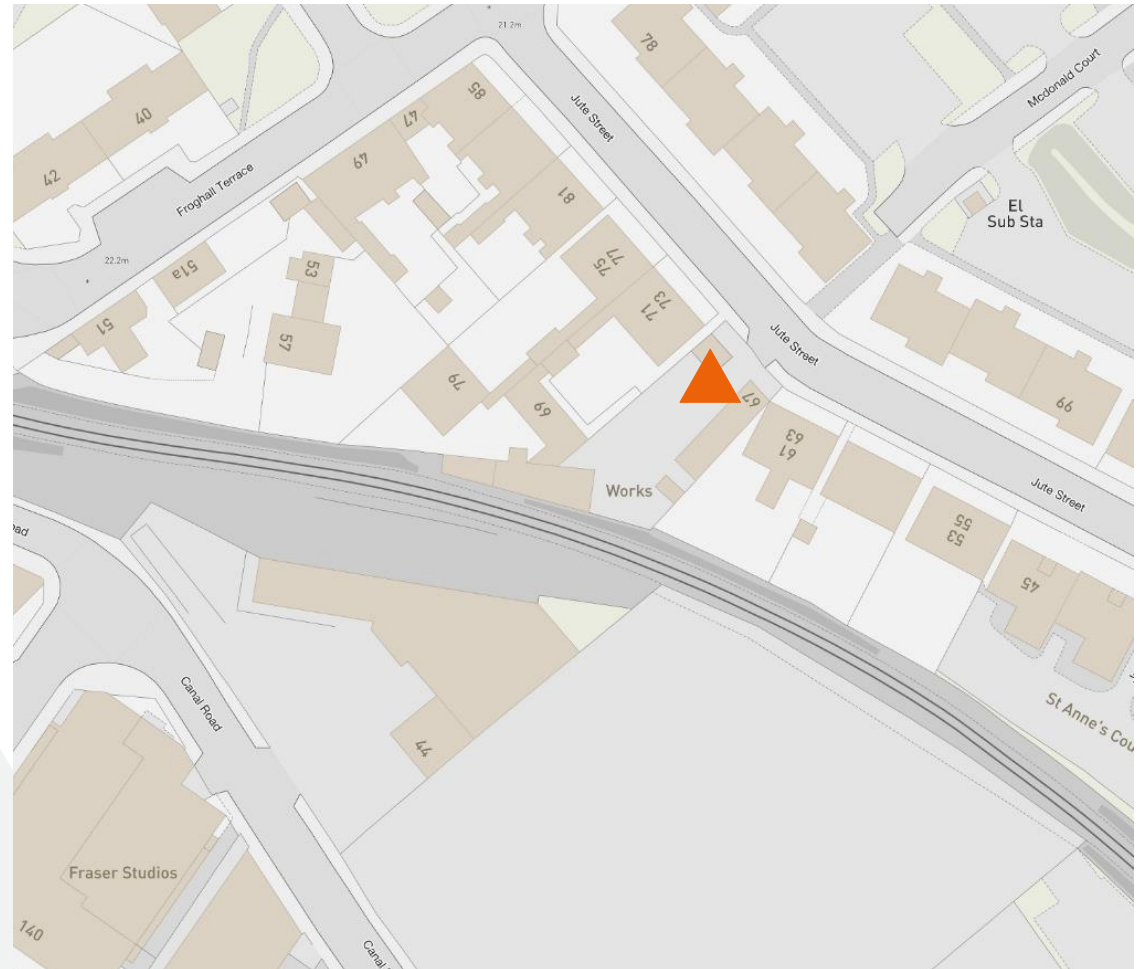
The subjects are situated on the west side of Jute Street within the Froghall area of the city. The subjects are well placed for all parts of the city being in close proximity to both the A96 Causewayend and A956 King Street. In addition both Aberdeen University and the City Centre are within easy reach.

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.



## ACCOMMODATION

The subjects provide the following accommodation:-

| ACCOMMODATION  | m <sup>2</sup> | ft <sup>2</sup> |
|----------------|----------------|-----------------|
| 65 Jute Street | 72.38          | 779             |
| 67 Jute Street | 43.21          | 465             |
| Outbuilding    | 21.13          | 227             |

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.

## PLANNING

The subjects benefit from a planning consent from October 2020 for a period of 3 years for the demolition of existing buildings and erection of 3 storey building to form 5No. flats and associated infrastructure. Further information on the consent can be found at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PNY7JOBZ01700>

## PRICE

Offers over £150,000 are sought for the opportunity.

## RATING

The subjects are currently entered into the Valuation Roll with effect from April 2023 as follows:

- > 65 Jute Street - £2,600
- > 67 Jute Street - £6,100

An ingoing occupier will have the ability to appeal these figures with rates relief also available to qualifying occupiers, further information available upon request.

## VAT

We understand that no VAT is payable in addition to price

## ENTRY DATE

Upon conclusion of Legal Missives.



Indicative site boundaries only

**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](mailto:mark.mcqueen@shepherd.co.uk)

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