



VIDEO  
TOUR

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## OFFICE/RESIDENTIAL REDEVELOPMENT OPPORTUNITY

- > SITUATED IN A MIXED-USE  
AREA
- > PRICE - £295,000
- > FLOOR AREA - 553.57 SQM  
(5,959 SQFT)
- > PRIVATE CAR PARK FOR 7  
VEHICLES

FOR SALE

**14 CROWN TERRACE, ABERDEEN, AB11 6HE**

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## Office Premises Within City Centre Location, Suitable For A Variety of Uses

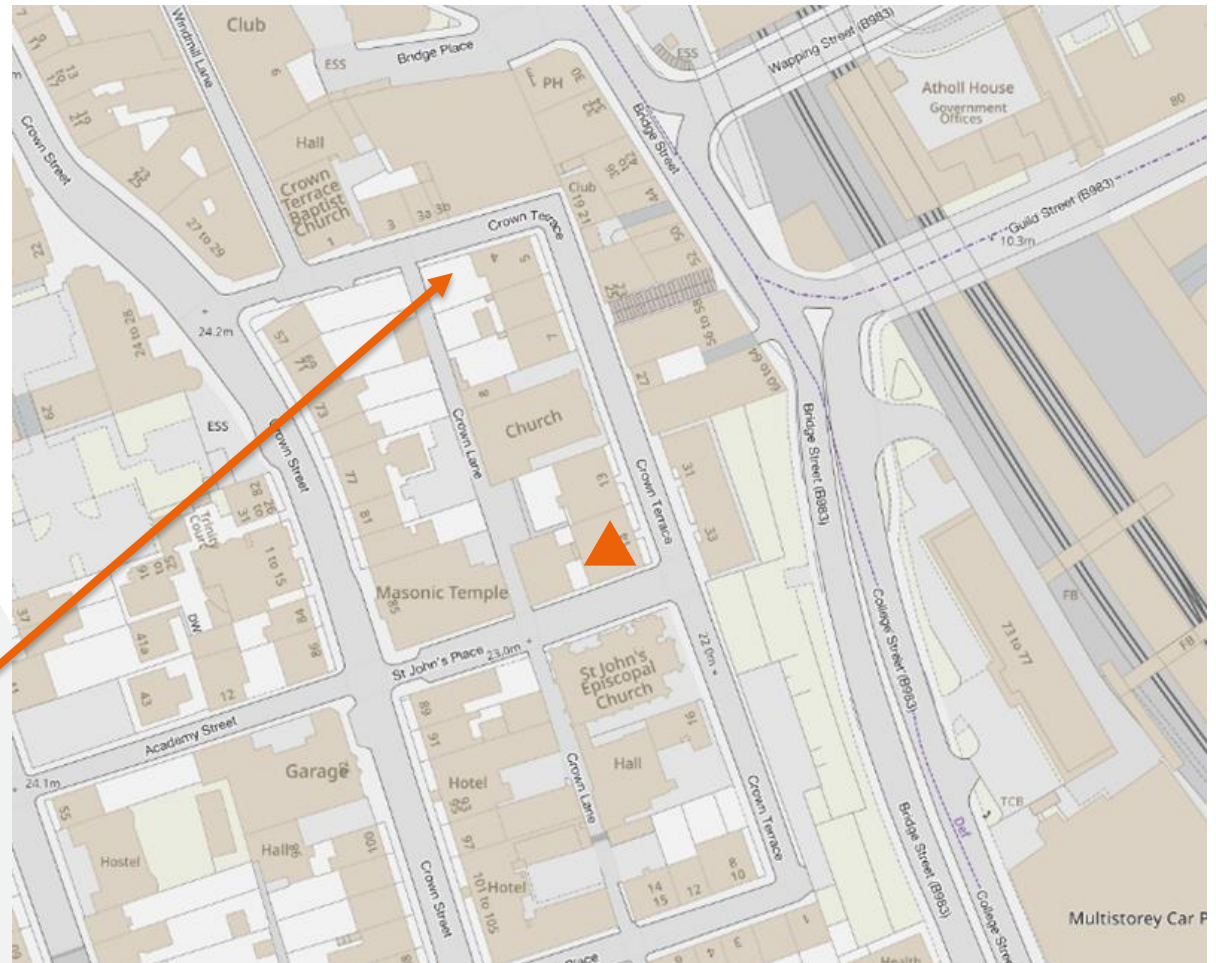
### LOCATION

Aberdeen is the third largest city in Scotland with an estimated population of 229,060 as of 2020 with a further 261,470 located within Aberdeenshire. The City is located approximately 125 miles north of Edinburgh and 145 miles from Glasgow. During 2023 Aberdeen is the sixth most improved UK City within PWC's Good Growth for Cities Index, outperforming the UK average on key economic wellbeing factors.

The subjects are located on the west side of Crown Terrace at its junction with St Johns Place, a short distance to the east of Crown Street. The area surrounding the property is generally dominated by similar traditional properties, which are a mix of office, commercial and bar/restaurant accommodation.

Furthermore, being located centrally the subjects benefit from good public transport link, as well as access to the local and national road networks.

Car Park associated with building



## DESCRIPTION

The property comprises of office accommodation contained within a traditional two storey, attic and basement end terraced property of granite and slate construction. The premises have been extended to the rear providing a single storey hall, also of granite and slate construction.

Internally, the premises provide office accommodation with associated w.c. and kitchen facilities.

## CAR PARKING

There is a private car park which can accommodate 7 vehicles,

## PLANNING

The premises are currently utilised for office use but are considered suitable, subject to obtaining the necessary consents, for alternative uses to include residential redevelopment.



ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Lower Ground Floor	78.65	847
Ground Floor	126.56	1,362
First Floor	136.09	1,465
Attic Floor	95.85	1,032
Hall	116.42	1,253
<b>TOTAL</b>	<b>553.57</b>	<b>5,959</b>

The above mentioned floor areas are calculated on a net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

#### PRICE

Offers in excess of £295,000 is sought for our client's interest in the subjects.

#### VAT

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

#### RATEABLE VALUE

The subjects are currently entered into the Valuation Roll as a office at a rateable value of £46,750.

An ingoing occupier will have the opportunity to appeal this figure.

In addition, rates relief may be available with further information available upon request.

#### ENERGY PERFORMANCE CERTIFICATE

The subjects have a current Energy Performance Certificate Rating of t.b.c

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

#### ENTRY DATE

Upon conclusion of Legal Missives.

#### LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable.



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

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