

SERVICED APARTMENT BLOCK FOR SALE OR TO LET



**23/25 CROWN TERRACE
ABERDEEN AB11 6HD**

LOCATION

The property is located between Crown Terrace and Bridge Street approximately 150 metres (164 yards) south of Union Street Aberdeen's principal shopping thoroughfare. Union Square Shopping Centre and the main bus and railway stations are situated 150 metres (164 yards) to the east.

Aberdeen is Scotland's third city and boasts one of the most buoyant economies within the UK and is known as The Oil Capital of Europe.

The site is shown on the plan opposite for identification purposes.

DESCRIPTION

The property comprises an end terrace building arranged over three floors of granite construction with a slate covered roof.

On conversion the following accommodation will be provided:

	Gross Internal Areas
Lower Ground Floor (2nd Floor to Bridge Street)	
8 self-contained apartments each comprising of living room/kitchen, bedroom and shower room, bin store and 5 no. double cycle store	337.2m ² (3,360 sq ft)
Ground Floor	
Entrance	14.4m ² (155 sq ft)
Upper Ground Floor (3rd Floor to Bridge Street)	
8 self-contained apartments each comprising of living room/kitchen, bedroom and shower room and 5 no. double cycle store	337.2m ² (3,360 sq ft)
First Floor (4th Floor to Bridge Street)	
5 self-contained apartments each comprising of living room/kitchen, bedroom and shower room, 5 no. double cycle store and 1 self-contained apartment comprising of living room/kitchen, bedroom and bathroom	258.1m ² (2,777 sq ft)
Total	946.9m² (9,652 sq ft)

SERVICES

All main services are available.

PLANS AND SPECIFICATION

Copies of the plans and outline specification can be made available to genuinely interested parties on request.

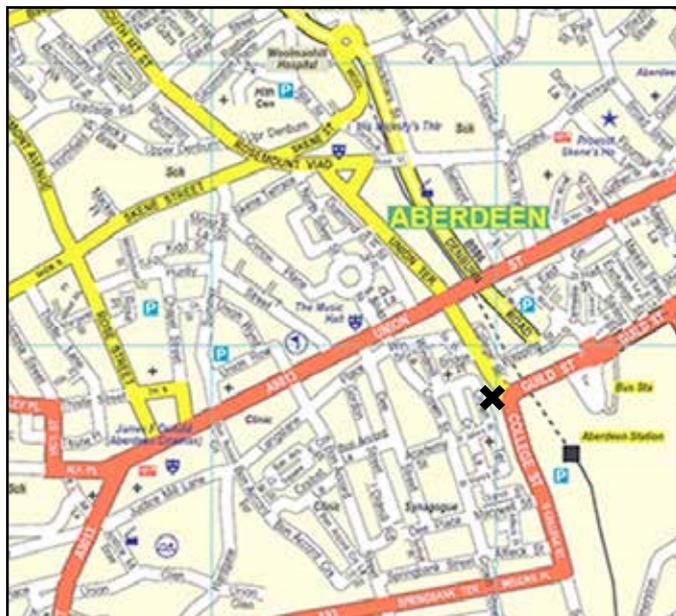
GROUND TENURE

Freehold.

PROPOSAL

Our clients are flexible in their approach to the proposed development and would consider the following options:

1. A sale of the freehold either before or on completion of the development.
2. A lease of the property on completion of the development on a specification to be agreed.
3. A lease of the building in its existing condition with the tenant undertaking the development costs but at a reduced rental.



LEASE TERMS

The property is offered on a standard full repairing and insuring lease incorporating regular reviews.

PRICE/RENTAL

On request.

V.A.T.

All figures are subject to Value Added Tax.

EPC

The property currently has an EPC rating of G. Further details are available on request.

ENTRY

By arrangement.

PLANNING PERMISSION

Conditional planning permission was granted for a change of use to form 22 no. service flats on 4th February 2105 subject to conditions. Copies of the planning approval can be provided to genuinely interested parties on request.

OFFERS & VIEWINGS

All offers should be submitted in writing to the sole agents who will also make arrangements to view.



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Regulated by RICS