

FORMER RESTAURANT WITH RESIDENTIAL DEVELOPMENT OPPORTUNITY **FOR SALE**



**23 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 the upper 2 floors of an end terrace building arranged over three floors of granite construction with a slate covered roof.

ACCOMMODATION

On conversion the following accommodation could be provided:

Gross Internal Areas

Ground Floor

Entrance 14.4 m² (155 sq ft)

Upper Ground Floor

(3rd Floor to Bridge Street)

Possible 8 self-contained apartments each comprising of living room/kitchen, bedroom and shower room and 5 no. double cycle store 337.2m² (3,360 sq ft)

First Floor

(4th Floor to Bridge Street)

Possible 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 258.1m² (2,777 sq ft)

Total 609.7m² (6,292 sq ft)

SERVICES

All main services are available.

PLANS AND SPECIFICATION

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

GROUND TENURE

Freehold.

PROPOSAL

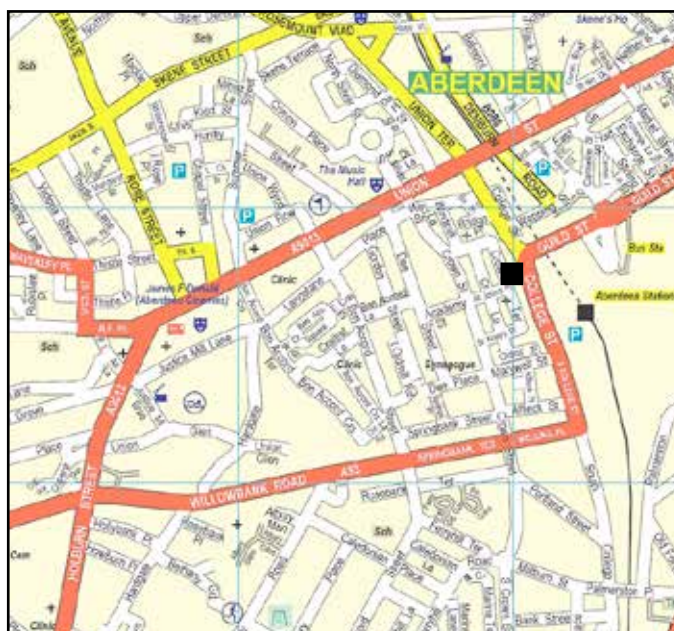
Our clients are flexible in their approach to the proposed development and would consider an outright sale or joint venture.

PRICE

Offers in the region of £500,000 are invited.

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

Plans have been prepared for change of use to form 22 no. service flats to include lower floor which is no longer available. Although there was a willingness to grant consent the application was never actually determined and therefore interested parties should satisfy themselves with regard to planning permission.

OFFERS & VIEWINGS

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