

**Lot 38, Holiday Inn and Holiday Inn Express, Parkway East, Bridge of Don, Aberdeen,**  
**AB23 8BL**

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



# Lot 38, Holiday Inn and Holiday Inn Express, Parkway East, Bridge of Don, Aberdeen, AB23 8BL

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## Property Information

### Heritable Ground Rent Investment

- The Sites are situated to the east of Ellon Road (A92/A90) Approximately 3 miles north of Aberdeen City Centre
- Total Site Area of 0.84 Ha (2.07 Acres)
- Well Located for access to the AWPR and Scottish Motorway Network
- Adjacent former site of the AE Conference Centre Complex where consent for up to 500 Homes has been granted
- Site currently occupied by Two Hotels and 215 Car Parking Spaces
- Asset Management Opportunities for Existing Buildings on Site (Subject to Planning)

#### Lot

38

#### Auction

15th December 2022

#### Status

Available

#### Sector

Ground Rent

#### Auction Venue

Live Streamed Auction

### Location

- Miles** 3 miles north of Aberdeen city centre, 67 miles north-east of Dundee
- Roads** A90, A96
- Rail** Aberdeen Railway Station (Mainline and Scotrail)
- Air** Aberdeen Airport

### Situation

Aberdeen is Scotland's third largest city and is widely regarded as the energy capital of Europe. The city has a population of approximately 220,000 and a catchment population in excess of 500,000 people. It is the administrative capital of the North East of Scotland and benefits from two universities with an estimated 30,000 students. The subject sites are situated immediately adjacent to the A90 (Ellon Road), approximately 3 miles north of Aberdeen city centre. Bridge of Don is a mixed use area comprising residential, industrial, office, retail, warehousing and leisure uses. The sites also benefit from their location next to Aberdeen Energy Park, extending to 72 acres and the site of the former Conference Centre where planning consent for up to 500 homes has been granted.

### Tenure

Heritable. Scottish Equivalent of English Freehold

### Description

The sites comprise a combined total of 0.84 Ha (2.07 acres) upon which two hotels have been developed including The Holiday Inn (Built in 1985 with 135 rooms) and Holiday Inn Express (Built in 2008 with 123 rooms). The site also benefits from c. 215 car parking spaces.

### VAT

VAT is applicable to this lot.

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### Tenancy & Accommodation

Site	Area	Tenant	Term
Holiday Inn Holiday Inn Express	0.8377 Ha (2.07 Acres)	European Development Company Ltd (Dissolved) Verase Limited (Dissolved)	(1)
<b>Total</b>	<b>0.8377 Ha (2.07 Acres)</b>		

(1) The tenants under each of the two long leases are dissolved. The landlord has not taken any steps to terminate either lease however no rent is being paid and property is vacant. Please see the Legal Pack for further information.

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## Contacts

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