

# Lot 53, 19 North Esplanade West, Aberdeen,

**AB11 5RJ**

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



Prominent Roadside Retail Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 53, 19 North Esplanade West, Aberdeen,

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## Property Information

### Prominent Roadside Retail Opportunity

- Detached Single Storey Building fronting the River Dee
- Prominent Frontage to North Esplanade West (A956)
- Located in the established North Dee Business Quarter in Aberdeen City Centre
- Approximate Floor Area of 320.10 sq m (3,445 sq ft)
- Approximate Site Area of 0.08 Ha (0.2 Acres)
- 17 Car Parking Spaces to the rear

#### Lot

53

#### Auction

18th May 2023

#### Vacant Possession

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

On Behalf of a Major Fund

### Location

<b>Miles</b>	Aberdeen City Centre, 67 miles north-east of Dundee
<b>Roads</b>	A956, A93
<b>Rail</b>	Aberdeen Rail
<b>Air</b>	Aberdeen International Airport

### Situation

The property is prominently situated on the busy North Esplanade West (A956) in Aberdeen City Centre, close to the junction with South College Street and Wellington Road (leading to A90 and AWPR). The local area is known as North Dee Business Quarter, a city centre business district which has been extensively developed offering around 300,000 sq. ft. of office accommodation, primarily fronting on to the River Dee. Nearby occupiers include BP, Londis and Neptune Energy. Union Square Shopping Centre, the city's rail and bus stations are located within 1 mile of the property.

### Tenure

Long Leasehold. Held for a term of years expiring 28/05/2092 at a ground rent of £14,902.65 per annum. The 2021 rent review has been settled at nil increase.

### Description

The property comprises a single storey detached building with ground floor retail and ancillary accommodation and a car park to the rear with approximately 17 vehicle spaces on a site area of 0.08 Ha (0.2 Acres).

### VAT

VAT is applicable to this lot.

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Retail	320.10	(3,445)	VACANT POSSESSION
<b>Total</b>		<b>320.10</b>	<b>(3,445)</b>	

(1) The floor areas stated above are those published by the Scottish Assessors Association ([www.saa.gov.uk](http://www.saa.gov.uk)).

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## Contacts

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September 2020

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