

# Lot 52, Upper Floors, 1 Mounthooly Way, Aberdeen,

**AB24 3ER**

For sale by Auction on 21st September 2023 (unless sold or withdrawn prior)



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## Property Information

### Residential Development Opportunity

- Comprises Upper Floors of Recently Developed Building
- Separate Access from Car Park
- Planning Permission Obtained for Six Residential Flats
- Total Approximate Floor Area of 5,150 sq ft with car parking
- Situated in Prominent Location on Mounthooly Way Midway Between Aberdeen City Centre and Old Aberdeen and Aberdeen University

#### Lot

52

#### Auction

21st September 2023

#### Vacant Possession

#### Status

Available

#### Sector

Development

#### Auction Venue

Live Streamed Auction

### Location

**Miles** 56 miles north of Dundee  
**Roads** A96, A92  
**Rail** Aberdeen Railway Station  
**Air** Aberdeen Airport

### Situation

Aberdeen is recognised globally as a centre of excellence for the oil, gas and energy sectors. As the third largest city in Scotland, with a population of approximately 225,000, Aberdeen has a regional catchment of over 500,000 people.

The property is prominently located at the junction of King's Crescent and Mounthooly Way just north of Aberdeen City Centre, in close proximity to the University of Aberdeen, First Group and ASV Aberdeen Sports Village

### Tenure

Heritable. (Scottish Equivalent of English Freehold)

### Description

The property comprises the first and second floors of a recently developed building. With a separate access to the upper floors, planning permission has been granted for 3 one bedroom and 3 two bedroom flats with car parking. The supermarket accommodation on the ground floor of the building are being offered for sale separately as Lot 51.

### VAT

VAT is applicable to this lot.

### Planning

Planning permission has been granted by Aberdeen City Council under reference 191102/DPP. ([www.aberdeencity.gov.uk](http://www.aberdeencity.gov.uk)) (03000 200 292).

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant
First Second	Development Opportunity	265.98 203.27	(2,863) (2,188)	VACANT POSSESSION
<b>Total</b>		<b>469.25</b>	<b>(5,051)</b>	

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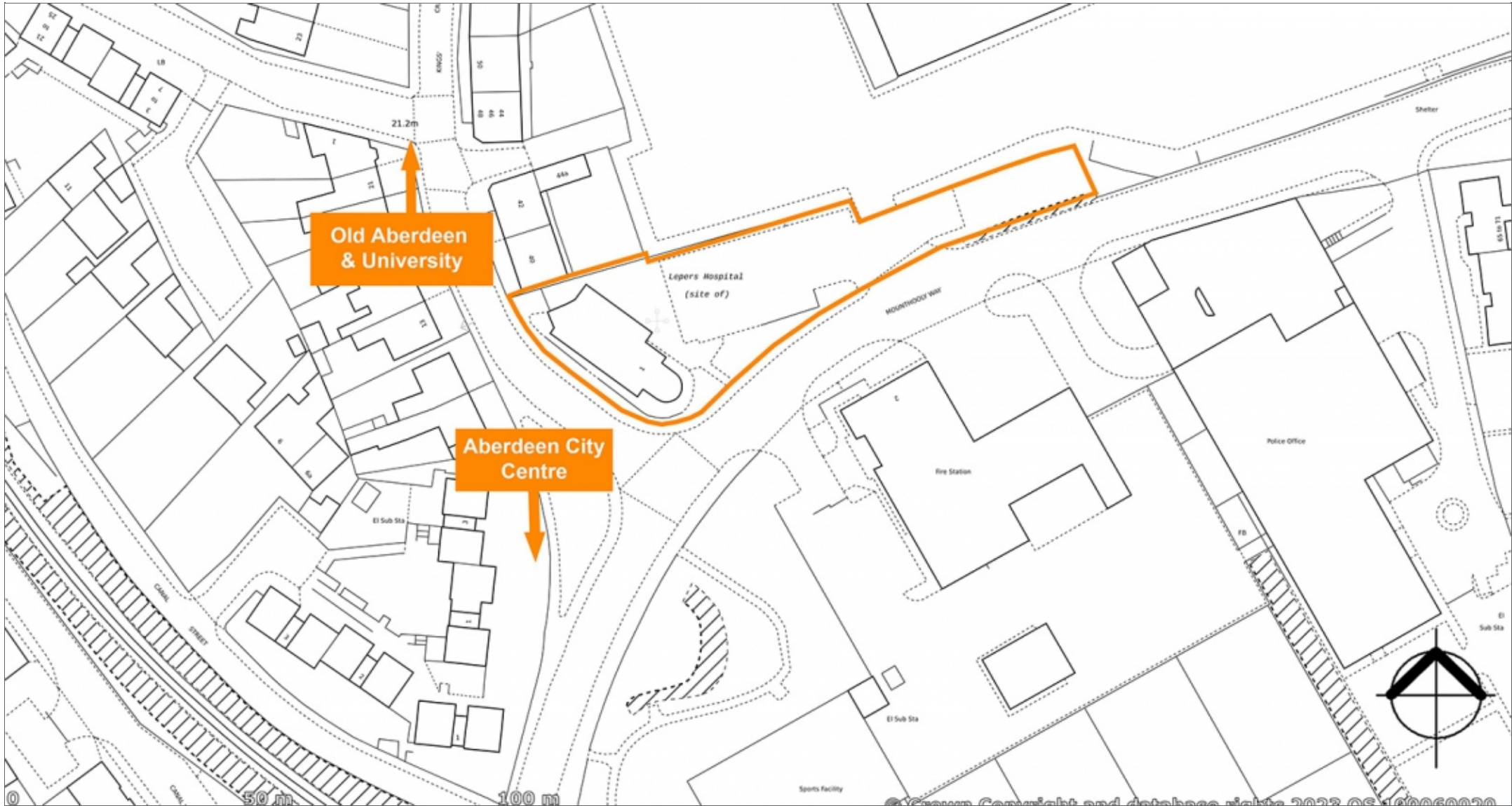
Residential Development Opportunity

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## Contacts

### Acuitus

**Mhairi Archibald**  
+44 (0)7718 899 341  
[Mhairi.archibald@acuitus.co.uk](mailto:Mhairi.archibald@acuitus.co.uk)

**Alexander Auterac**  
+44 (0)20 7034 4859  
+44 (0)7713 135 034  
[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

### Seller's Solicitors

**Q & A Law Practice**  
9 Queen's Road  
Aberdeen  
AB15 4YL

**Lewis Quinn**  
07881 221022  
[lewis@qalawpractice.co.uk](mailto:lewis@qalawpractice.co.uk)

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