

Lot 24, 17-19 Union Terrace and Diamond Place, Aberdeen,

AB10 1NJ

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Former Bank and Office Building with Residential Flats

www.acuitus.co.uk

Lot 24, 17-19 Union Terrace and Diamond Place, Aberdeen, AB10 1NJ

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)

Property Information

Former Bank and Office Building with Residential Flats

- Former Bank building and Two Residential Flats
- Prime Residential or Commercial Re-Development Opportunity (Subject to Planning)
- Located Overlooking Union Terrace Gardens in Aberdeen City Centre
- Buildings are Category 'B' listed

Lot

24

Auction

2nd November 2023

Vacant Possession

Status

Available

Sector

Office/Residential

Auction Venue

Live Streamed Auction

Location

Miles 67 miles north of Dundee
Roads A90, A96
Rail Aberdeen (2 hours 25 minutes to Edinburgh Waverley)
Air Aberdeen Airport (6 miles west)

Situation

Union Terrace is located midway along Union Street in the centre of Aberdeen city centre. The street connects the north of the city with the south towards the railway and bus stations, Union Square Shopping Centre and road connections to the A90 south. Located on the west side of Union Terrace overlooking the newly completed Union Terrace Gardens. Neighbouring occupiers include Mercure Aberdeen Caledonian Hotel, His Majesty's Theatre, Barclays bank and a number of national and local traders on Union Street.

Tenure

Heritable. Scottish Equivalent of English Freehold

Description

17-19 Union Terrace comprises a traditional banking hall with an office extension. With accommodation on ground and three upper floors, the property also links with the stairway accessing two residential flats (which also have a separate access from Diamond Place).

The original building benefits from a double height banking hall with floors of offices above. The extension provides a modern banking hall at ground floor level, upper floor offices and a basement. There is lift access to all levels. The original building includes architectural features internally and externally.

VAT

VAT is applicable to this lot.

Viewings

Please contact Mhairi Archibald.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Lot 24, 17-19 Union Terrace and Diamond Place, Aberdeen,

AB10 1NJ

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)

Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
17/18 Union Terrace	Ground	Former Banking Hall	219.40	(2,362)	VACANT POSSESSION
	Basement	Ancillary	155.10	(1,669)	
	First	Office	132.50	(1,426)	
	Second	Office	197.90	(2,130)	
	Third	Office	109.60	(1,180)	
19 Union Terrace	Ground	Former Banking Hall	266.80	(2,872)	VACANT POSSESSION
	Basement	Ancillary	154.00	(1,658)	
	First	Office	120.80	(1,300)	
	Second	Office	155.90	(1,678)	
	Third	Office	106.00	(1,141)	
Flat 1A		Residential	106.90	(1,151)	VACANT POSSESSION
Flat 1B		Residential	90.40	(973)	VACANT POSSESSION
Total			1,815.30	(19,540)	

Lot 24, 17-19 Union Terrace and Diamond Place, Aberdeen,

AB10 1NJ

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Former Bank and Office Building with Residential Flats

www.acuitus.co.uk

Lot 24, 17-19 Union Terrace and Diamond Place, Aberdeen,

AB10 1NJ

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Former Bank and Office Building with Residential Flats

www.acuitus.co.uk

Lot 24, 17-19 Union Terrace and Diamond Place, Aberdeen,

AB10 1NJ

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



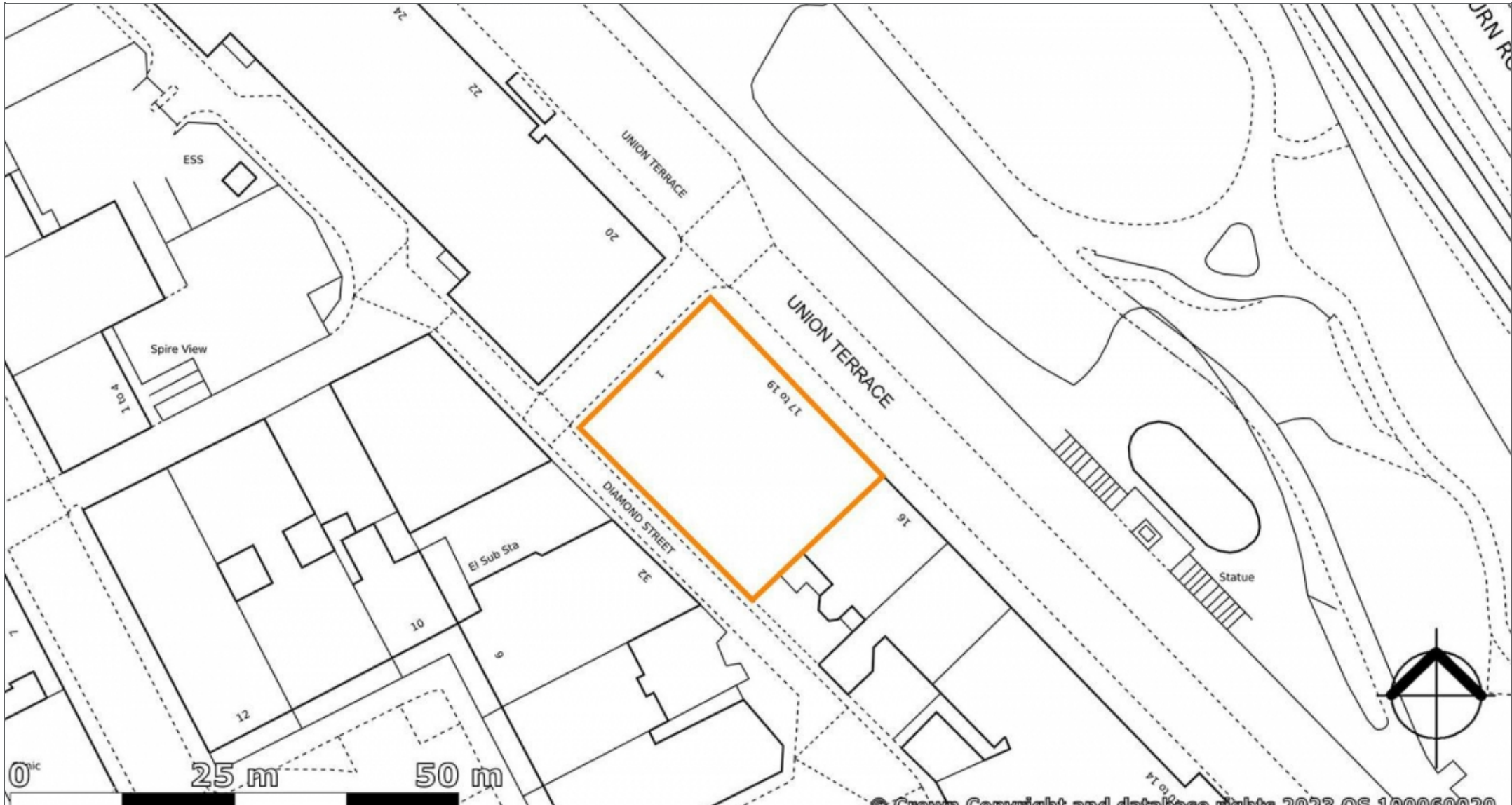
Former Bank and Office Building with Residential Flats

www.acuitus.co.uk

Lot 24, 17-19 Union Terrace and Diamond Place, Aberdeen,

AB10 1NJ

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Former Bank and Office Building with Residential Flats

www.acutus.co.uk

Lot 24, 17-19 Union Terrace and Diamond Place, Aberdeen,

AB10 1NJ

For sale by Auction on 2nd November 2023 (unless sold or withdrawn prior)



Contacts

Acuitus

Mhairi Archibald
+44 (0)7718 899 341
Mhairi.archibald@acuitus.co.uk

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

Seller's Solicitors

Burness Paull LLP
120 Bothwell Street
Glasgow
Inverclyde
G2 7JL

Nick Naddell
0141 273 6970
nick.naddell@burnesspaull.com

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

- (i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
September 2020

Former Bank and Office Building with Residential Flats

www.acuitus.co.uk