

# Lot 43, 2 Queens Terrace, Aberdeen,

**AB10 1 XL**

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



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### Property Information

- Well Located in the West End of Aberdeen
- Traditional Office Building with Nearby Occupiers including Stronachs, Genesis Energies, Hall Morrice LLP
- Potential Residential Redevelopment Opportunity (Subject to Planning)
- B Listed Building

#### Lot

43

#### Auction

9th May 2024

#### Vacant Possession

#### Status

Available

#### Sector

Office

#### 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

Queen's Terrace is located in the heart of the West End office district on the north side of Queen's Terrace, providing views over Queen's Terrace Gardens. Set back from Albyn Place, Queen's Terrace is located within the Albyn Place / Rubislaw Conservation Area. Queen's Terrace is located close to the western end of Union Street and within 1 mile of Aberdeen train and bus stations.

#### Tenure

Heritable.

#### Description

2 Queen's Terrace is a traditional mid terrace granite townhouse building. The property is planned over four floors, has been retained in cellular configuration and benefits from a passenger lift. The property is currently linked at ground and first floor levels with 3 Queen's Terrace which is also being offered for sale separately as Lot 43.

#### 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
Basement	Office	115.65	(1,245)	VACANT POSSESSION
Ground	Office	106.55	(1,147)	
First	Office	127.88	(1,376)	
Second	Office	108.11	(1,164)	
<b>Total</b>		<b>458.19</b>	<b>(4,932)</b>	

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## Contacts

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