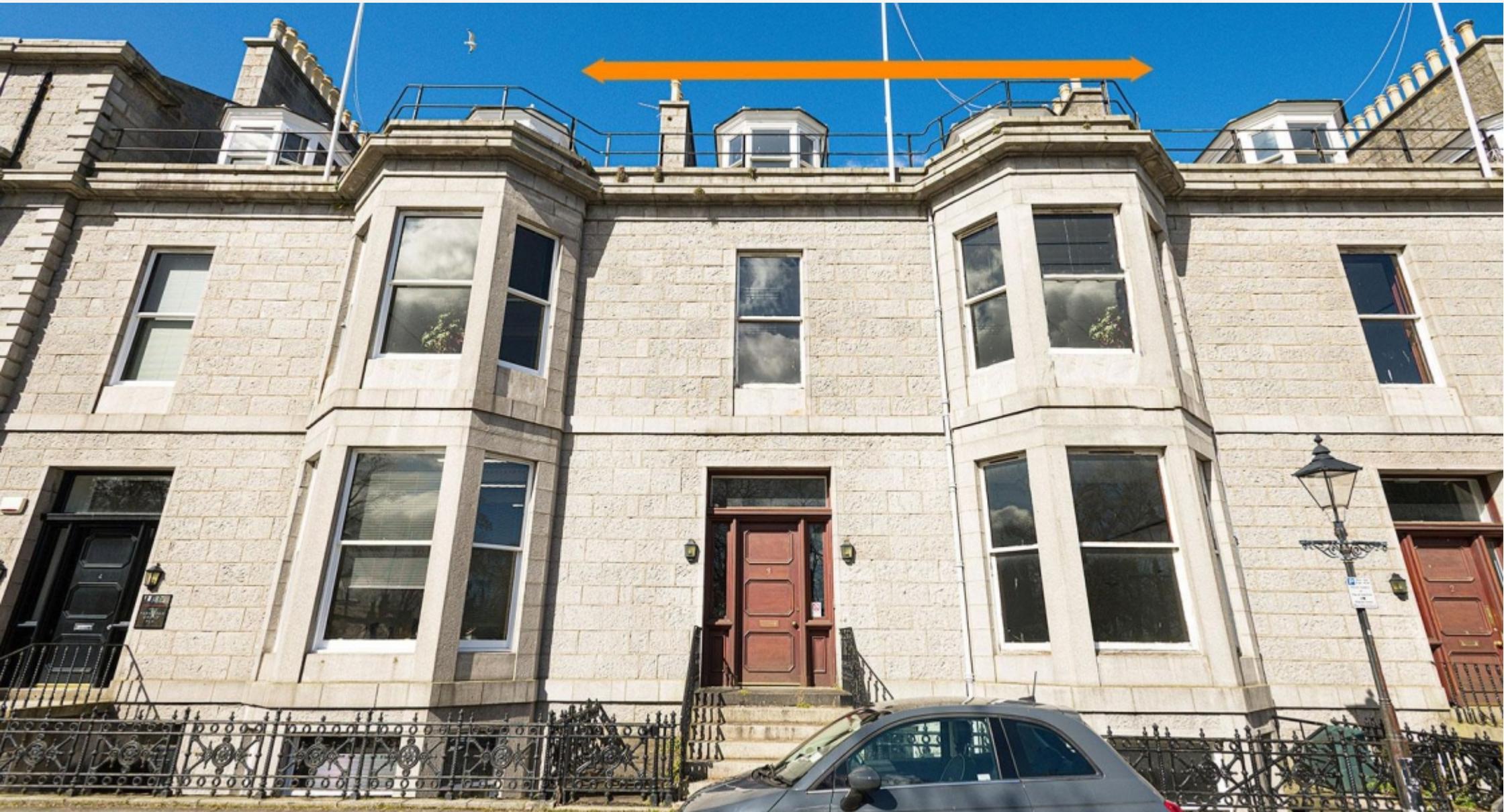


Lot 44, 3 Queens Terrace, Aberdeen,

AB10 1XL

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



Heritable Office Building with Development Potential (Subject to Planning)

www.acuitus.co.uk

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Property Information

Heritable Office Building with Development Potential (Subject to Planning)

- 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

44

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

3 Queen's Terrace is a traditional mid terrace granite townhouse building. The property is planned over four floor and has been extended to the rear and provides large open plan offices but with cellular offices to the front of the property. The property benefits from a passenger lift and is currently linked at ground and first floor levels with 2 Queen's Terrace, which is also being offered for sale separately as Lot 43.

VAT

VAT is not applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Basement	Office	276.45	(2,976)				
Ground	Office	261.67	(2,817)				
First	Office	268.69	(2,892)				
Second	Office	253.00	(2,723)				
Total		1,059.81	(11,408)				

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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

Holmes MacKillop
109 Douglas Street
Glasgow
G2 4hb

Amir Ismail
0141 226 4942
aismail@homack.co.uk

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2024