

Lot 60, 15 Golden Square, Aberdeen,

AB10 1WF

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Office Building with Redevelopment Potential (Subject to Consents)

www.acuitus.co.uk

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Property Information

Office Building with Redevelopment Potential (Subject to Consents)

- Grade B Listed Townhouse Office
- Excellent Location Close to Union Street
- Redevelopment/Repurpose Opportunity to Create 7 Residential Flats (Subject to Consents)
- Approx. 7,788 sq ft
- 20 On Site Car Spaces
-

Lot

60

Auction

25th September 2024

Vacant Possession

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

On Behalf of a Major Property Company

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

Golden Square is located to the north of Union Street in the centre of Aberdeen city centre. The square is accessed via South Silver Street to the south and Crimon Place to the west. To the south of the property is the railway and bus stations, Union Square Shopping Centre and road connections to the A90 south. Nearby occupiers include Mercure Aberdeen Caledonian Hotel, His Majesty's Theatre and a number of national and local traders on Union Street.

Tenure

Heritable. Scottish Equivalent of English Freehold

Description

The property comprises an end terraced town house which has been extended to the rear. There is a large car park (20 spaces) accessed via Ruby Lane. The premises currently comprise cellular accommodation located across lower ground, ground, first and second floors.

VAT

VAT is applicable to this lot.

Planning

There are plans for a residential redevelopment with the potential to create 7 flats (subject to planning consent). Please contact Mhairi Archibald for indicative plans and further information.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Office	237.00	(2,548)	VACANT POSSESSION
Lower Ground	Office	110.00	(1,184)	
First	Office	183.00	(1,971)	
Second	Office	194.00	(2,085)	
Total		724.00	(7,788)	

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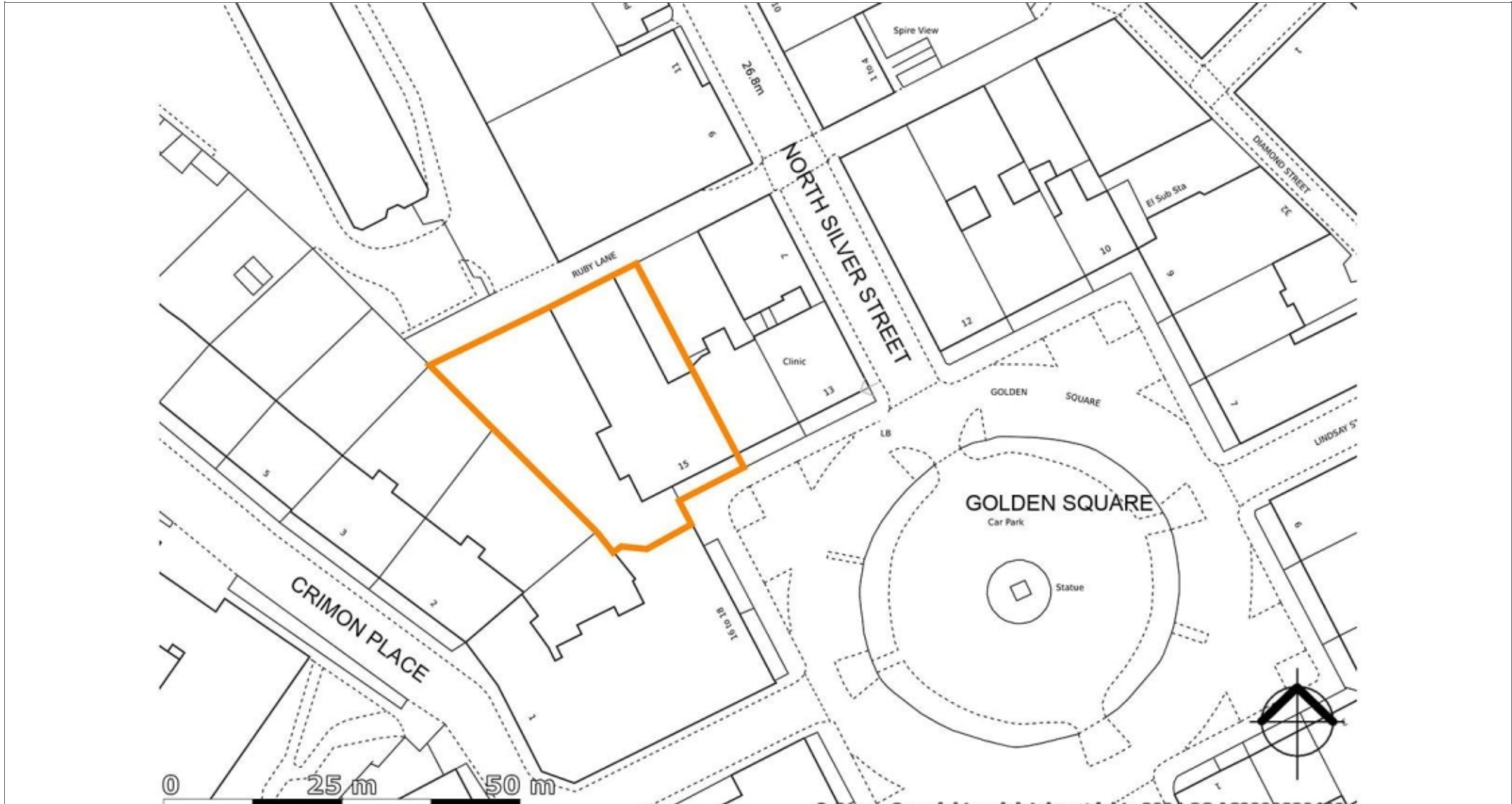
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Contacts

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2024