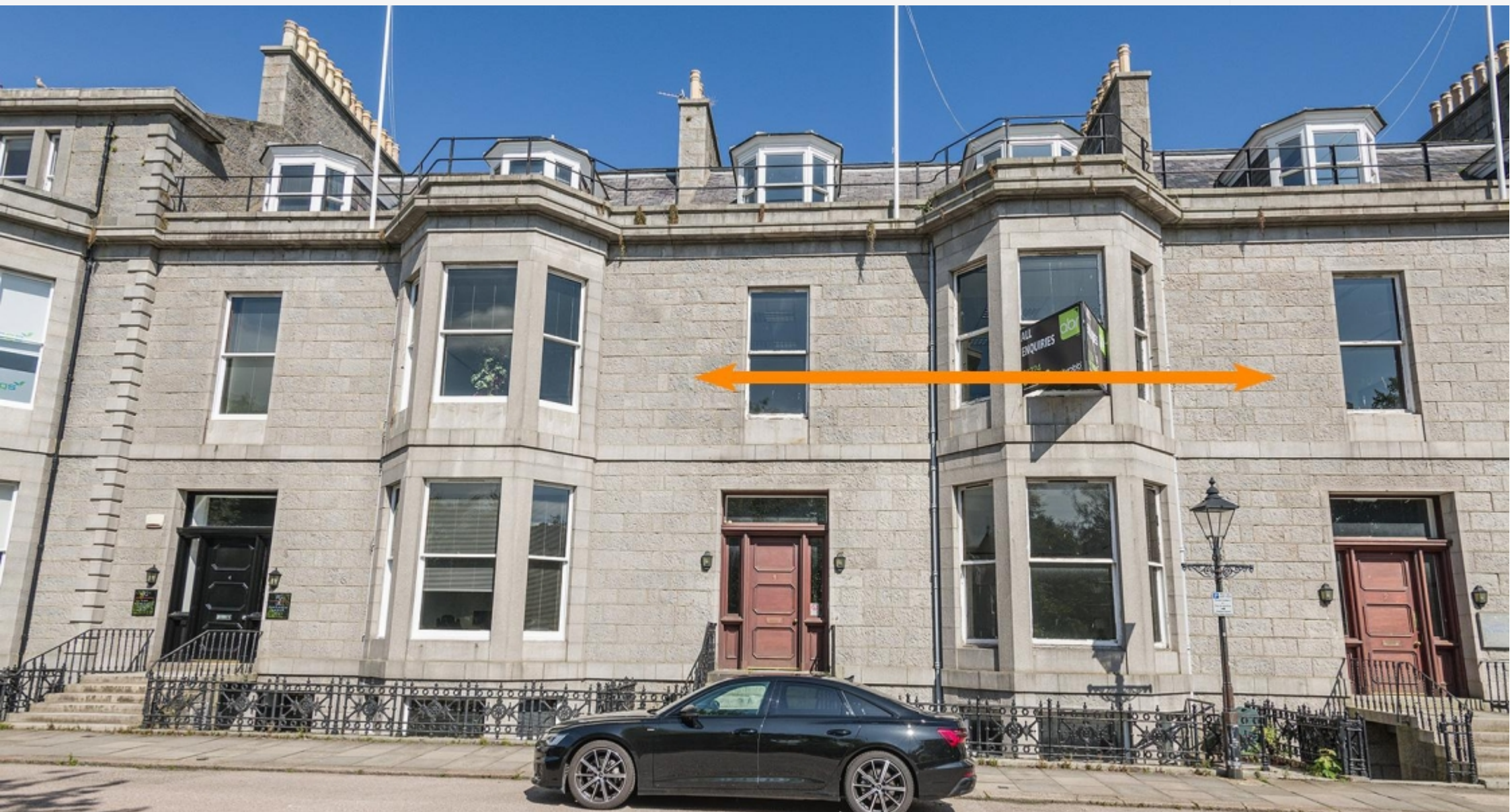


Lot 26, 3 Queens Terrace, Aberdeen,

Aberdeenshire AB10 1XL

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Heritable Office Building with Development Potential (Subject to Planning)

www.acuitus.co.uk

Lot 26, 3 Queens Terrace, Aberdeen, Aberdeenshire AB10 1XL

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)

Property Information

Heritable Office Building with Development Potential (Subject to Planning)

- Excellent Location in the West End of Aberdeen
- Traditional Office Building with Significant Modern Extension to the Rear
- Nearby Occupiers include Handelsbanken Stronachs, Genesis Energies
- Potential Residential Redevelopment Opportunity (Subject to Planning)
- B Listed Building

Lot

26

Auction

25th September 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 West End of Aberdeen city centre close to the junction with Union Street and within 1 mile of the railway and bus stations. The property is situated on the north side of Queen's Terrace, providing views over Queen's Terrace Gardens. Within the Albyn Place / Rubislaw Conservation Area the property is set back from the main road, Albyn Place.

Tenure

Heritable.

EPC

Please see the legal pack for further information

Description

3 Queen's Terrace is a traditional mid terrace granite townhouse building. The property is planned over four floors 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.

VAT

VAT is not applicable to this lot.

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 26, 3 Queens Terrace, Aberdeen, Aberdeenshire AB10 1XL

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Basement	Office	276.45	(2,976)	VACANT POSSESSION
Ground	Office	261.67	(2,817)	
First	Office	268.69	(2,892)	
Second	Office	253.00	(2,723)	
Total		1,059.81	(11,408)	

Lot 26, 3 Queens Terrace, Aberdeen,

Aberdeenshire AB10 1XL

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



Heritable Office Building with Development Potential (Subject to Planning)

www.acuitus.co.uk

Lot 26, 3 Queens Terrace, Aberdeen,

Aberdeenshire AB10 1XL

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



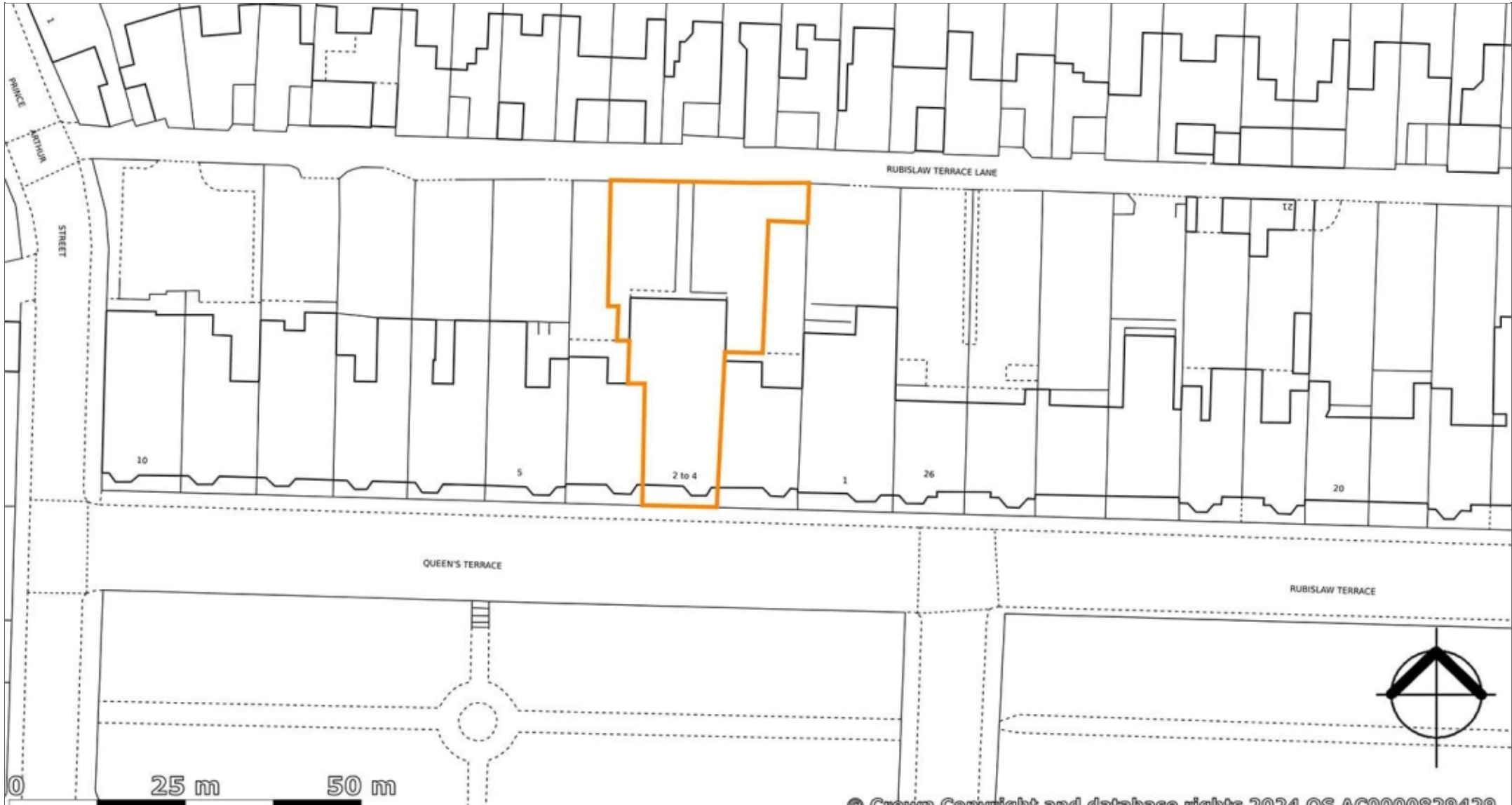
Heritable Office Building with Development Potential (Subject to Planning)

www.acuitus.co.uk

Lot 26, 3 Queens Terrace, Aberdeen,

Aberdeenshire AB10 1XL

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



Heritable Office Building with Development Potential (Subject to Planning)

www.acuitus.co.uk

Lot 26, 3 Queens Terrace, Aberdeen, Aberdeenshire AB10 1XL

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



Contacts

Acuitus

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

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Seller's Solicitors

Holmes MacKillop
109 Douglas Street
Glasgow
G2 4hb

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

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.
2024

Heritable Office Building with Development Potential (Subject to Planning)

www.acuitus.co.uk