

Lot 45, Buchanan House, 63 Summer Street, Aberdeen, AB10 1SJ

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



Heritable Upper Floors with Planning Consent for 10 Flats

www.acuitus.co.uk

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Property Information

Heritable Upper Floors with Planning Consent for 10 Flats

- Development Opportunity Within Two Minutes Walk of Union Street
- Planning Consent for Conversion to 10 Flats
- Mixed Use Area including Offices, Retail, Leisure and Residential

Lot

45

Auction

7th November 2024

Vacant Possession

Status

Available

Sector

Development

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

Located on the west side of Summer Street, between the junctions with Little Chapel Street and Huntly Street. It is situated in the City Centre, less than 200 metres from Union Street, Aberdeen's main commercial thoroughfare. High profile office buildings including Union Plaza and the Silber Fin and high profile occupiers include Shell with c. 1,000 staff. It is well located for transport links across the city, the main bus and train stations are less than a 15 minute walk away.

Tenure

Heritable.

Description

The property occupies the first and second floors of a modern building. The L shape configuration of the property has stairwells and entrances on both the east and west elevations. The entrance at the east elevation is accessed via Summer Street and the entrance on the West side is accessed via Little Chapel Street.

VAT

VAT is not applicable to this lot.

Planning

Planning permission has been granted for a change of use from class 4 (office) to form 10 residential flats. Planning information can be found at Aberdeen City Council planning portal (Ref No - 221068/DPP). Please note The related s75 agreement contains provisions avoiding the need for the purchaser to meet Affordable Housing requirements or pay Community Facilities Contribution, Healthcare Contribution and Open Space Contribution providing the permitted scheme commences within twelve months of the decision date. Source: Aberdeen City Council Planning Portal

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft
First	Office	424.94	(4,574)
Second	Office	420.10	(4,522)
Total		845.04	(9,096)

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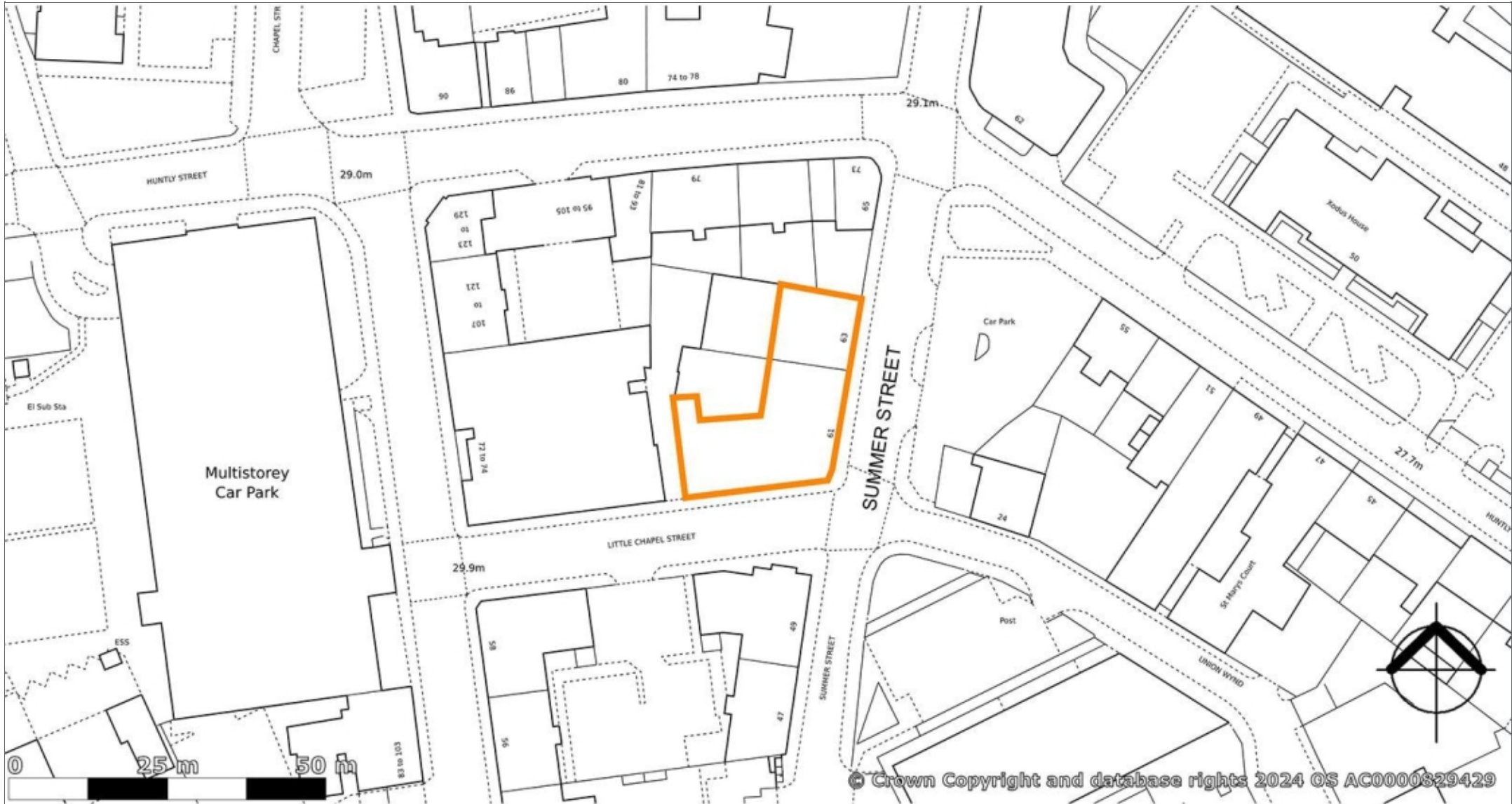
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2024

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