

# Lot 21, Ruby House, Ruby Lane, Aberdeen,

**AB10 1ZP**

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



Heritable Office Opportunity with Planning Consent for Residential Redevelopment

[www.acutus.co.uk](http://www.acutus.co.uk)

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## Property Information

### Heritable Office Opportunity with Planning Consent for Residential Redevelopment

- City Centre Redevelopment Opportunity Close to Union Street
- Planning Consent to convert from Offices to 59 Residential Flats
- On-Site parking for 36 vehicles
- 0.25 miles to Aberdeen Bus and Train Stations
- In close proximity to Union Terrace Gardens

#### Lot

21

#### Auction

12th December 2024

#### Vacant Possession

#### Status

Available

#### Sector

Office

#### Auction Venue

Live Streamed Auction

### Location

<b>Miles</b>	67 miles north of Dundee
<b>Roads</b>	A90, A96
<b>Rail</b>	Aberdeen (2 hours 25 minutes to Edinburgh Waverley)
<b>Air</b>	Aberdeen Airport (6 miles west)

### Situation

Ruby Lane is located to the north of Union Street in the centre of Aberdeen city centre. To the south of the property is Aberdeen's main railway and bus stations, Union Square Shopping Centre and road connections to the A90 south. Nearby occupiers include Mercure Aberdeen Caledonian Hotel, Aberdeen Music Hall, His Majesty's Theatre and a number of national and local traders on Union Street.

### Tenure

Heritable.

### Description

The property comprises a substantial L shaped four storey office building totalling 40,628 sq. ft. on a site of approximately 0.35 Ha (0.87 Acres). The property benefits from a car park providing approximately 36 spaces.

### VAT

VAT is applicable to this lot.

### Planning

The property has the benefit of Detailed Planning Permission (220346/DPP) which was granted by Aberdeen City Council for the conversion of Ruby House from office accommodation to 59 residential apartments on 29th November 2022. All enquiries should be made with Aberdeen City Council ([www.aberdeencity.gov.uk](http://www.aberdeencity.gov.uk)) (Phone: 03000 200 292)

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## Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Office	943.61	(10,157)	VACANT POSSESSION
First	Office	943.61	(10,157)	
Second	Office	943.61	(10,157)	
Third	Office	943.61	(10,157)	
<b>Total</b>		<b>3,774.43</b>	<b>(40,628)</b>	

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## Contacts

### Acuitus

**Mhairi Archibald**  
+44 (0)7718 899 341  
[Mhairi.archibald@acuitus.co.uk](mailto:Mhairi.archibald@acuitus.co.uk)

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

### Seller's Solicitors

**Q&A Law Practice**  
1 St. Swithin Street  
Aberdeen  
AB10 6DL

**Claire Smith**  
01224 042589  
[claire@qalawpractice.co.uk](mailto:claire@qalawpractice.co.uk)

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