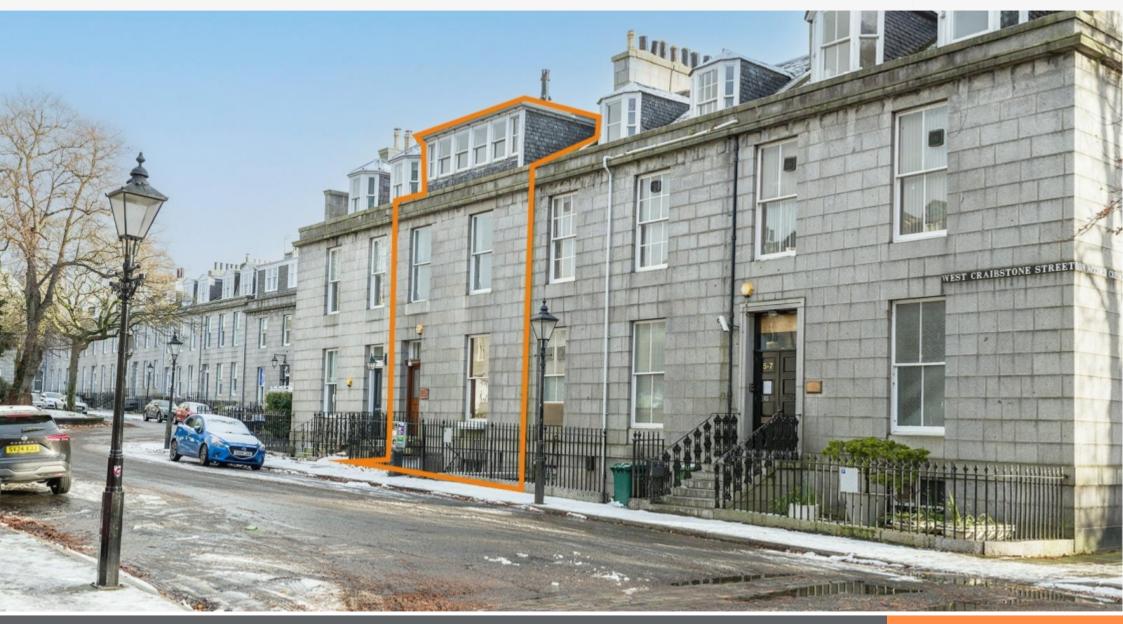
For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)





Heritable Office Opportunity

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#### **Property Information**

<ul> <li>Heritable Office Opportunity</li> <li>Traditional City Centre Location</li> <li>Close to Union Street and The Capitol and Silver Fin Office Developments</li> <li>Potential Redevelopment Opportunities (Subject to Consents)</li> <li>Nearby Amenities include Cafe Nero, Starbucks and Tesco Express</li> </ul>		Location		Description
		Miles Roads Rail Air	67 miles north-east of Dundee A90, A96 Aberdeen Railway Station (Mainline and ScotRail) (0.5 miles west) Aberdeen International Airport (6.5 miles west)	The property comprises a mid terraced townhouse, arranged over lower ground, ground, first and second floors, with a 3-storey extension to the rear. The building would be suitable for redevelopment into residential use, subject to obtaining the necessary consents.
Lot 32	Auction 12th December 2024	Situation		VAT is not applicable to this lot.
Vacant Possession Sector	Status Available	of Bon Acc Craibstone The surrou The Silver	stone Street is located to the south of Union Street at the western end ord Square. The property is located on the south side of West Street with the rear of the building benefitting from an open outlook. ndings area is a mix of commercial and residential uses The Capitol & Finn Building, two of Aberdeen's high profile Grade A office nts are located close by.	
Office	Auction Venue Live Streamed Auction	Tenure		

Heritable.

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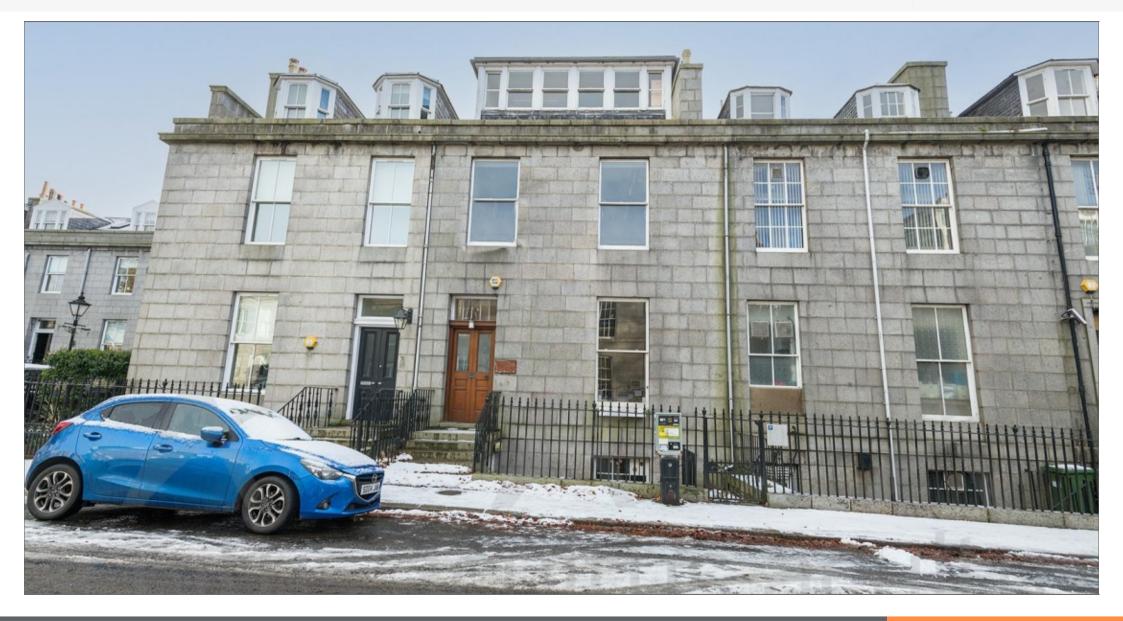
#### acuitus Real Estate Auctioneering & Investment

#### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Lower Ground Ground First Second	Office	46.21 109.29 98.63 97.43	(497) (1,176) (1,062) (1,049)	VACANT POSSESSION
Total		351.56	(3,784)	

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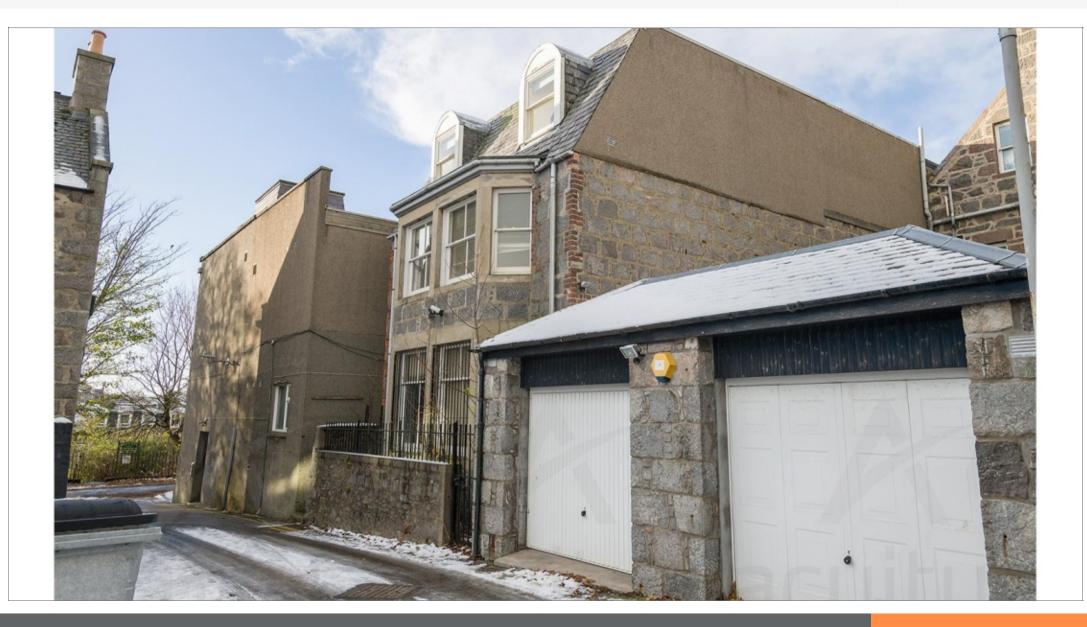




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