

Lot 32, 3 West Craibstone Street, Aberdeen,

AB11 6YW

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



Heritable Office Opportunity

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Property Information

Heritable Office Opportunity

- Traditional City Centre Location
- Close to Union Street and The Capitol and Silver Fin Office Developments
- Potential Redevelopment Opportunities (Subject to Consents)
- Nearby Amenities include Cafe Nero, Starbucks and Tesco Express
-

Lot

32

Auction

12th December 2024

Vacant Possession

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

Location

Miles

67 miles north-east of Dundee

Roads

A90, A96

Rail

Aberdeen Railway Station (Mainline and ScotRail) (0.5 miles west)

Air

Aberdeen International Airport (6.5 miles west)

Situation

West Craibstone Street is located to the south of Union Street at the western end of Bon Accord Square. The property is located on the south side of West Craibstone Street with the rear of the building benefitting from an open outlook. The surroundings area is a mix of commercial and residential uses. The Capitol & The Silver Finn Building, two of Aberdeen's high profile Grade A office developments are located close by.

Tenure

Heritable.

Description

The property comprises a mid terraced townhouse, arranged over lower 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.

VAT

VAT is not applicable to this lot.

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Tenancy & Accommodation

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

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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

Storie Cruden & Simpson
6 Albyn Terrace
Aberdeen
AB10 1YP

Andrew Whyte
01224 587261
aw@storiecs.co.uk

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2024