

**Lot 20, Student Union Building 54 – 70 Schoolhill & The Clarke Building, Harriet Street, Aberdeen,
AB10 1JQ**

For sale by Auction on 12th December 2024 (unless sold or withdrawn prior)



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Property Information

- Two substantial buildings totalling 88,794 sq ft with a central courtyard on a total site of approximately 0.47 acres
- Schoolhill was previously a student Union with retail and residential uses and the Clarke Building was a former educational facility
- Close to Aberdeen's main retail shopping centres and Marischal Square the new office and leisure location
- Previous planning consent granted for conversion to 255 bed boutique hotel - see Aberdeen City Council planning portal for further information
- Alternative uses include Student Accommodation, BTR, Affordable Housing and Residential (subject to consents)
- The Schoolhill building is Grade B listed and overlooks Aberdeen Art Gallery, His Majesty's Theatre and Union Terrace Gardens

Lot

20

Auction

12th December 2024

Vacant Possession

Status

Available

Sector

Office, Leisure

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

Aberdeen is Scotland's third largest city with a population of 220,000 and a regional catchment of 500,000. The city is globally recognised as the Energy Capital of Europe. The city is an internationally recognised business destination with excellent academic and research capabilities. The city benefits from two highly regarded Universities. The properties are located to the north of Union Street on Schoolhill, a street that runs west to east between The two elements of the Bon Accord Shopping Centre.

Tenure

Heritable.

Description

The Schoolhill building comprises a substantial 4 storey building benefitting from lift access to all levels.

The Clarke Building is arranged over basement, ground and five upper levels.

The buildings are situated in city centre zone which benefits from Aberdeen City Council's Affordable Housing Waiver and is opposite the city centre's first Build to Rent development.

VAT

VAT is applicable to this lot.

Planning

Conditional Planning Permission was granted in 2015 for change of use of the buildings to create a 255-bed boutique hotel with restaurant, bar, function suite, meet space and gym. Full details of the historic permission can be found on Aberdeen City Council's planning portal reference 150513. Halliday Fraser Munro have undertaken a high level feasibility study which can be made available to interested parties

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
The Clarke Building	Basement	Office	1,103.00	(11,871)	VACANT POSSESSION
	Ground		996.00	(10,719)	
	First		1,014.00	(10,911)	
	Second		1,014.00	(10,911)	
	Third		1,014.00	(10,911)	
	Fourth		1,014.00	(10,911)	
Student Union Building	Fifth	695.00	(7,487)	VACANT POSSESSION	
	Basement	297.00	(3,195)		
	Ground	287.00	(3,088)		
	First	284.00	(3,062)		
	Second	293.00	(3,153)		
	Attic	239.00	(2,575)		
Total			8,250.00	(88,794)	

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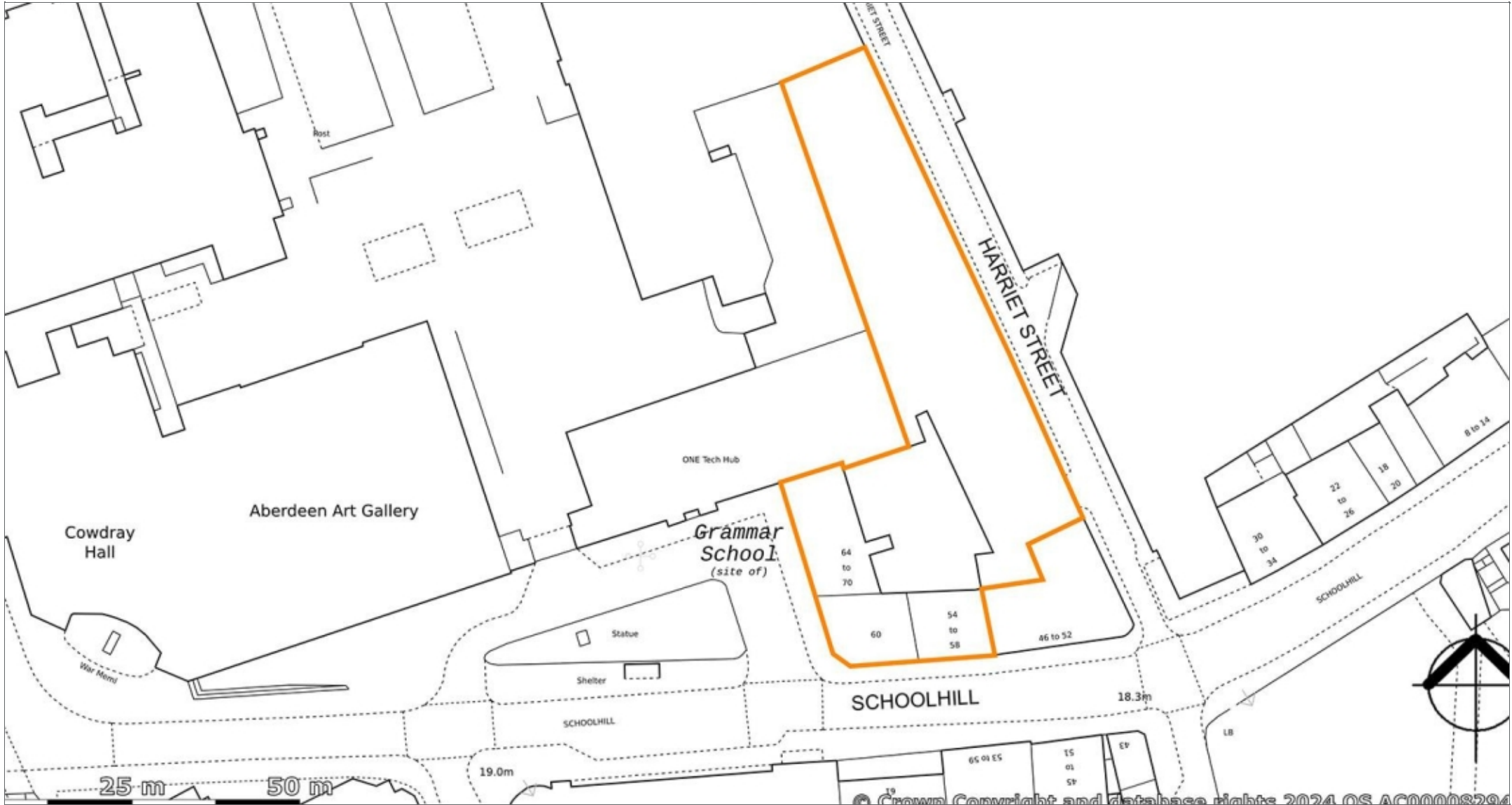
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2024