

Lot 43, 40 Chapel Street, Aberdeen,

AB10 1SP

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



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Property Information

- Located close to Union Street and the city's high profile office hub including The Capitol Building and The Silver Fin
- Significant asset management and redevelopment opportunities including subdivision (subject to consent)
- Large open plan retail and office space at ground and first floors, cellular offices at second floor
- Four x 1 bedroom flats requiring refurbishment
- Secure car parking for approximately 10 cars, accessed from Summer Street

Lot 43
Auction 27th March 2025

Vacant Possession
Status Available

Sector Retail, Office
Auction Venue Live Streamed Auction

Location

Miles 67 miles north-east of Dundee
Roads A90, A96
Rail Aberdeen Railway Station (Mainline and ScotRail)
Air Aberdeen International Airport (6.5 miles west)

Situation

The subject property is located on Chapel Street, approximately 100 metres from Union Street, Aberdeen's main retail and commercial street. Office occupiers including Shell, PWC and NEO Energy are located nearby. There is a Holiday Inn Express immediately opposite the property on Chapel Street along with a number of local retail and restaurant occupiers.

Tenure

Heritable.

Description

The former ASPC has a retail frontage on to Chapel Street with further open plan space at first floor. The second floor accommodation is largely cellular. Accessed via a separate entrance off Chapel Street here are four one-bedroom flats situated on first and second floor levels. The flats require refurbishment and upgrading.

There is secure gated parking for approximately 10 vehicles to the rear of the property accessed from Summer Street. There is also plentiful on street parking in the immediate vicinity and Chapel Street Car Park.

VAT

VAT is not applicable to this lot.

Octopus Bridging Loan for Buyers

To be confirmed

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Retail	465.65	(5,012)	VACANT POSSESSION
First	Office	446.45	(4,806)	
Second	Office	202.23	(2,177)	
First	Residential	85.50	(920)	
Attic	Residential	95.93	(1,032)	
Total		1,295.77	(13,947)	

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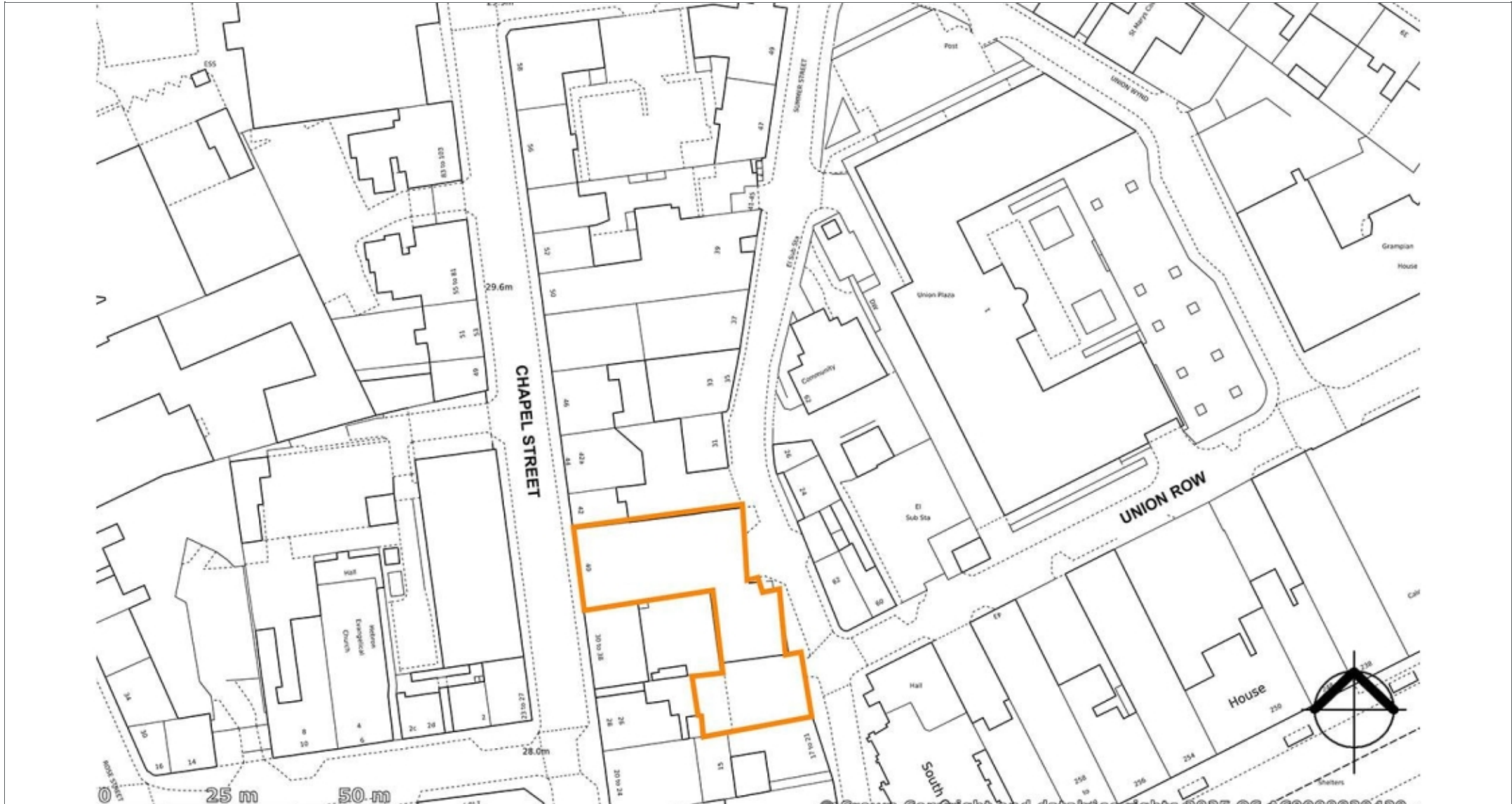
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2024