

Lot 25

£105,000 per annum

8 & 9 Bon Accord Crescent, Aberdeen AB11 6DN

Heritable Office Investment with Large Car Park



Rear Car Park



Key Details

- City centre townhouse investment overlooking Bon Accord Gardens
- Aberdeen Considine Lawyers Head Office
- New 10 year lease (2)
- Future development opportunity (subject to planning)
- Extensive site with 25 car parking spaces

Location

Miles: 67 miles north-east of Dundee
Roads: A90, A96
Rail: Aberdeen Railway Station
Air: Aberdeen Airport

Situation

Aberdeen is the third largest city in Scotland, known globally as a hub for the oil and gas sector. The city has a population of 230,000 and alongside the energy industries, Aberdeen is home to two universities. Bon Accord Crescent is an established office location close to Union Street and Aberdeen Railway Station. Neighbouring occupiers include professional, IT and financial companies.

Description

The property comprises two mid terrace townhouses, both planned over basement, ground and two upper floors. The properties are interconnected. There is a private 25 space car park at the rear accessed via Bon Accord Crescent Lane.

Tenure

Heritable (Scottish equivalent of English Freehold).

VAT

VAT is not applicable to this lot.

Planning

The property may benefit from conversion to residential use subject to the current occupation and the necessary consents/permissions. Interested parties are referred to Aberdeen Council. www.aberdeencity.gov.uk.

Viewings

Please contact Mhairi Jarvis on 0771 889 9341.

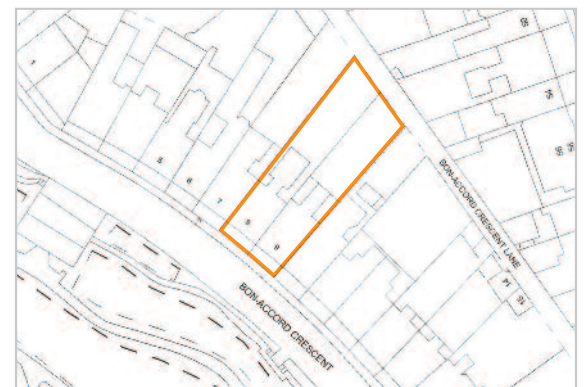
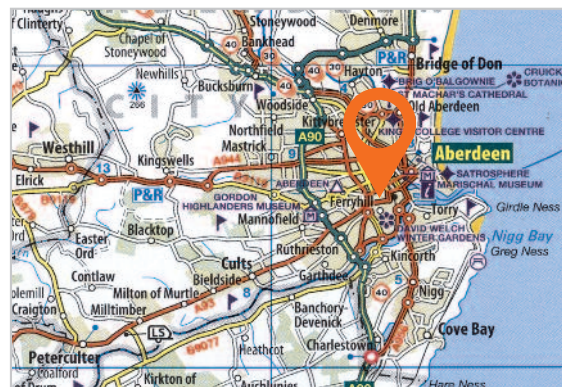
Energy Performance Certificate

See legal pack at www.acuitus.co.uk

Tenancy and accommodation

Address	Floor	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
8 Bon Accord Crescent	Basement	35.51 sq m	(382 sq ft)	THE FIRM OF ABERDEIN	29/03/2019 to 31/12/2029	£105,000	01/01/2024
	Ground	89.21 sq m	(960 sq ft)				
	First	70.53 sq m	(759 sq ft)	CONSIDINE AND COMPANY (1) (4)			
	Second	54.76 sq m	(589 sq ft)				
9 Bon Accord Crescent	Basement	73.67 sq m	(793 sq ft)	CONSIDINE AND COMPANY (1) (4)	(2) (3)	£105,000	01/01/2024
	Ground	88.69 sq m	(954 sq ft)				
	First	84.67 sq m	(911 sq ft)				
	Second	76.50 sq m	(823 sq ft)				
Total		573.53 sq m	(6,171 sq ft)				

- (1) Aberdeen Considine is a law firm with 19 offices across Scotland and the North of England and more than 450 staff. They are Scotland's largest estate and leasing agent with a national network of high street branches, including in the key cities of Aberdeen, Edinburgh, Glasgow, Perth and Stirling. Aberdeen Considine is a partnership made up of 30 partners. For further information please see www.acandco.com.
- (2) There is a tenant break option on 31/12/2023.
- (3) The lease is full repairing and insuring subject to a schedule of condition.
- (4) The Firm of Aberdeen Considine and Company occupies the property as its head office, which also includes the adjacent buildings at 5, 6 and 7 Bon Accord Crescent which they own or occupy. There is a pre-emption right held by the seller regarding 5, 6 and 7 Bon Accord Crescent that can be transferred to a purchaser. The details of the pre-emption can be found in the legal pack.



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