

Lot 39

£105,000 Per Annum
Exclusive

8 & 9 Bon Accord Crescent, Aberdeen, AB11 6DN Heritable Office Investment with Large Car Park



Key Details

- City centre townhouse investment over looking Bon Accord Gardens
- Aberdeen Considine head office
- 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 energy industry. The city has a population of 207,000 and 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.

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.

Energy Performance Certificate

See legal pack for information

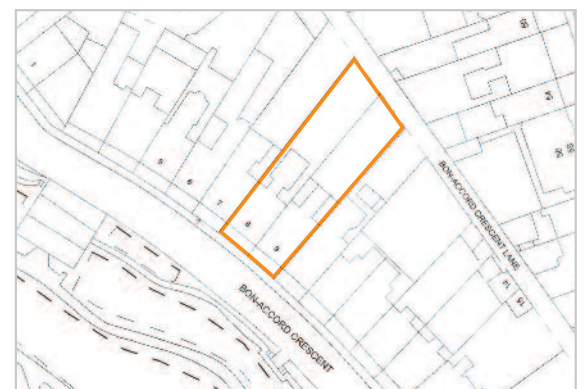
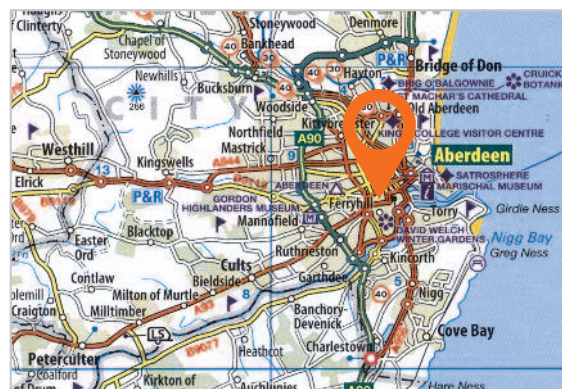
Viewings

Please contact Mhairi Archibald on 07718 899 341

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 Aberdeen	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)	The Firm of Aberdeen	29/03/2019 to 31/12/2029	£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 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.



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus

Mhairi Archibald
+44 (0)7718 899 341
Mhairi.archibald@acuitus.co.uk

Acuitus

Peter Mayo
+44 (0)20 7034 4864
+44 (0)7833 459 318
Peter.mayo@acuitus.co.uk

Associate Auctioneer

TSA Property Consultants
Jas Aujla
+44 (0)7810 617 229
jas@tsapc.co.uk

Seller's Solicitors: MTL Law

David Morris
+44 (0)141 222 5793
david@mtllaw.co.uk