

# Ryden.co.uk

01224 588866

The Capitol, 431 Union Street, Aberdeen, AB11 6DA

## FOR SALE

## CITY CENTRE RESIDENTIAL DEVELOPMENT OPPORTUNITY



**ALFORD HOUSE**  
**1 ALFORD PLACE**  
**ABERDEEN**  
**AB10 1YD**

Viewing strictly by appointment with  
the sole letting agent.

**Floor Areas:**  
713.17 sqm (7,677 sq ft)

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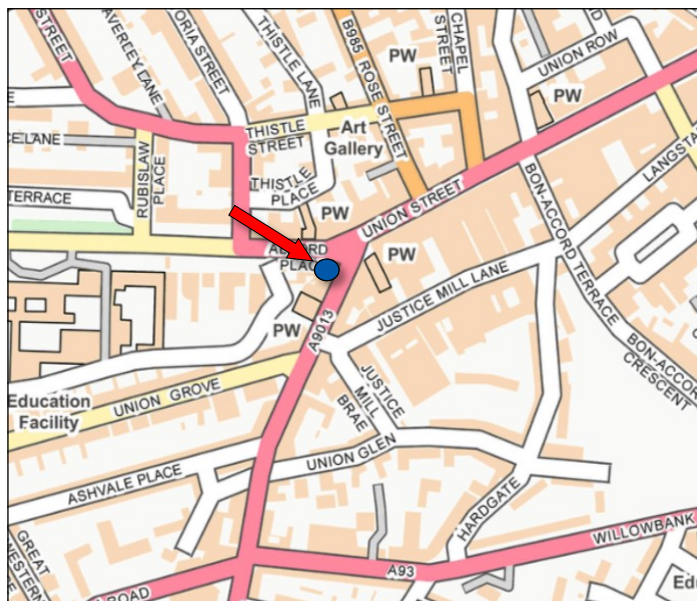
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0141 204 3838

Aberdeen  
01224 588866

Leeds  
0113 243 6777

London  
020 7436 1212

Manchester  
0161 249 9778



**Location:**

The subjects are located on Alford Place, close to the junction with Union Street, Aberdeen’s main commercial thoroughfare, and Holburn Street. The subjects are ideally placed to take advantage of all the amenities nearby.

Nearby occupiers include Tesco Express, Sainsbury’s Local, Starbucks Coffee, Café Nero, The College Bar, Nuffield Health Fitness & Wellbeing Gym, Foodstory and Café Harmony.

The location is shown on the plan above which is provided for indicative purposes only.

**Description:**

The available accommodation is located on the first, second and third floors of Alford House which is a traditional end-terraced building arranged over basement, ground, first, second and third floors. The subjects are comprised of granite construction under a pitched slated roof.

Access to the first, second and third floors can be granted via two stairwells. The entrance taken from Alford Place provides access to flats 1, 4 and 7. Whilst the entrance taken through the car park at the rear of the premises provides access to the remaining flats.

**Accommodation:**

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and we calculate the approximate gross internal areas, to be as follows:

Description	Sq m	Sq ft
First Floor	244.76	2,635
Second Floor	245.76	2,645
Third Floor	222.65	2,397

**Rateable Value:**

We are advised that the subjects are currently entered in the Valuation Roll, from 1st April 2023, as follows:

First Floor -	NAV/RV: £21,500
Second Floor -	NAV/RV: £20,500
Third Floor -	NAV/RV: £13,500

The current Uniform Business Rate for 2023/2024 is 49.8p/£1.

**Price:**

Upon application.

**Planning:**

An application for planning and building consents has recently been submitted seeking a change of use from commercial to residential with the creation of 9 private apartments over the first, second and third floors of 1 Alford Place.

Ref No. 220565/DPP

Ref No. 220564/LBC

A copy of the planning pack is available on request to interested parties.

**Energy Performance Certificate (EPC):**

The subjects have an EPC Rating of D.

A copy of the EPC and Recommendation Report can be provided upon request.

**VAT:**

All monies due under the lease will be VAT chargeable at the applicable rate.

**Legal Costs:**

Each party will bear their own legal costs incurred in the transaction. The incoming tenant will be responsible for LBTT and registration dues, where applicable.

**Viewing & Further Information:**

For further information or to arrange a viewing, please contact:

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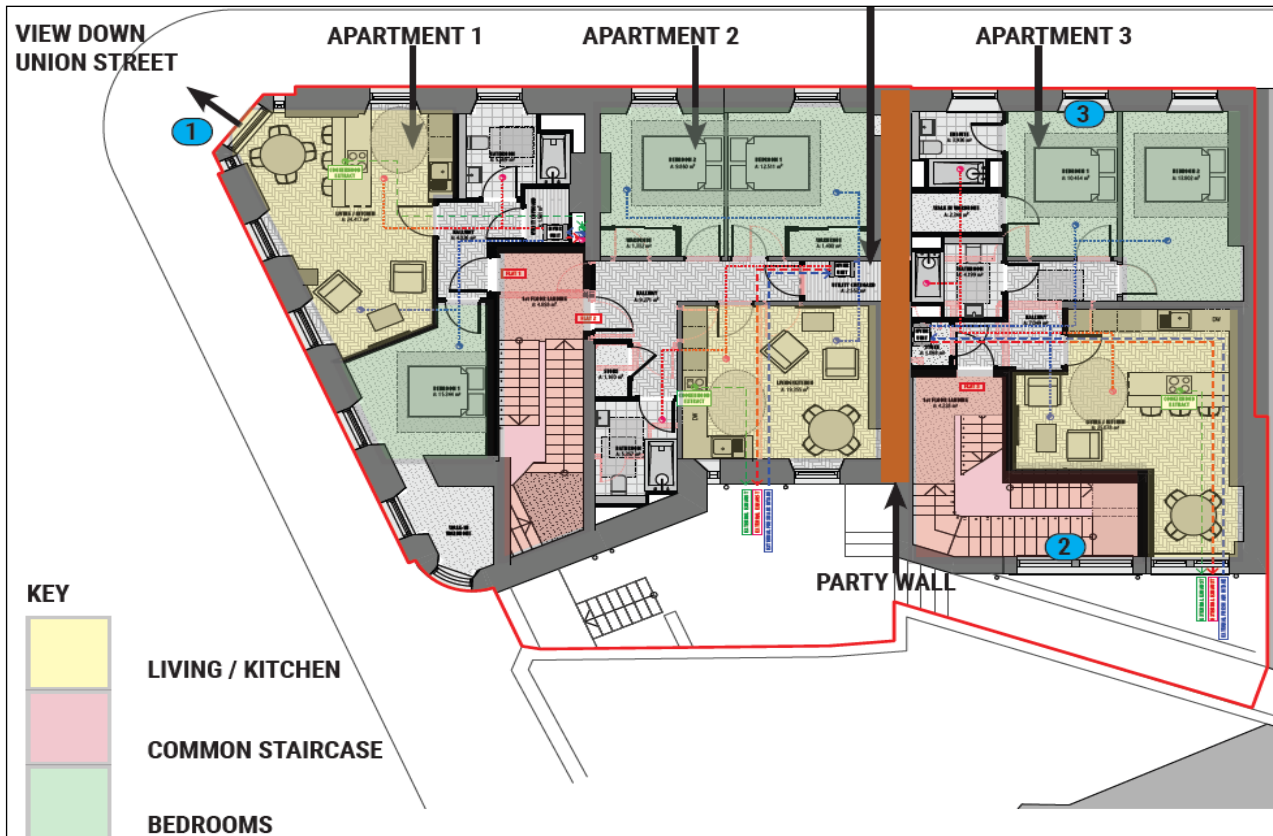
November 2023



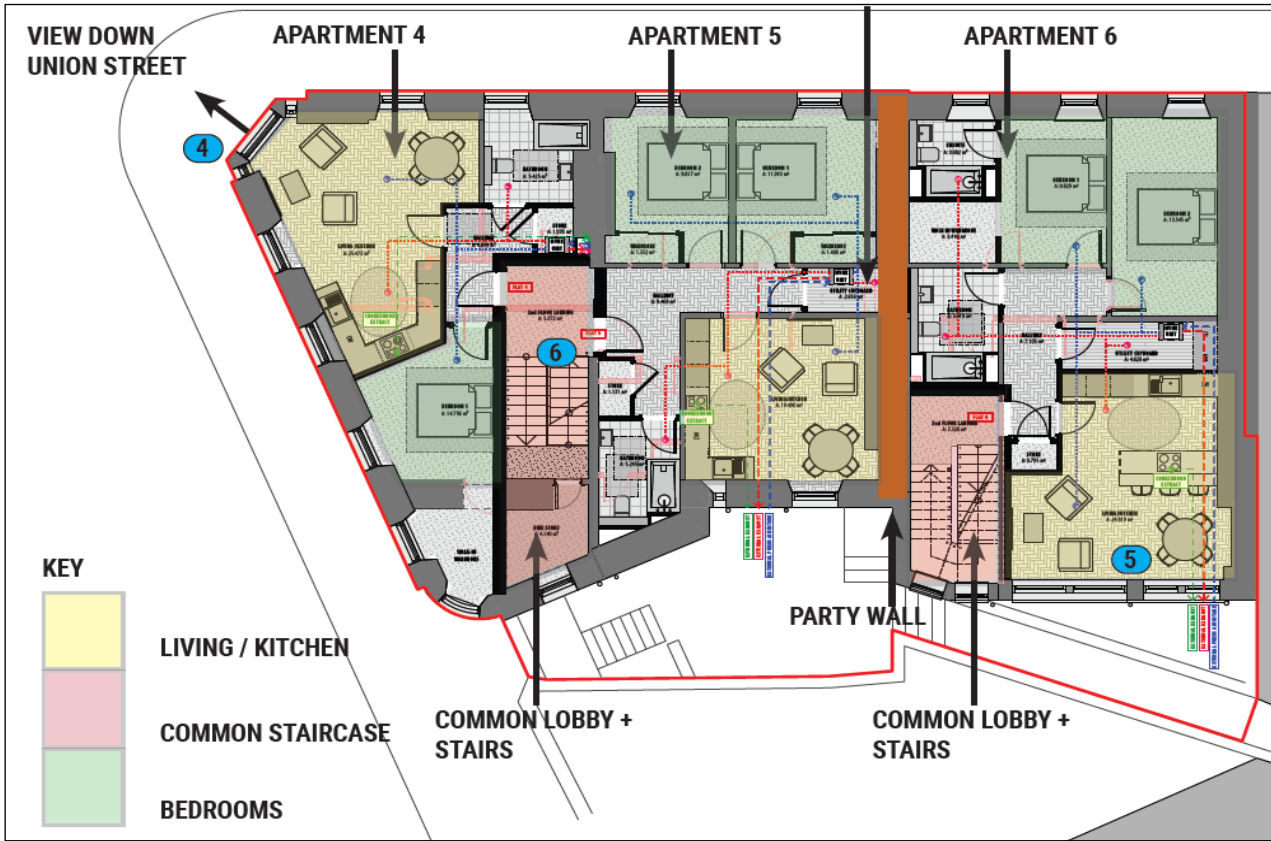
**Additional Photos:**



**Proposed First Floor Layout:**



**Proposed Second Floor Layout:**



**Proposed Third Floor Layout:**

