

## OFFICE OR RESIDENTIAL REDEVELOPMENT OPPORTUNITY

- > PRICE - £700,000
- > AVAILABLE IN WHOLE OR PART
- > PLANNING SUBMITTED FOR REDEVELOPMENT TO 13 FLATS
- > CITY CENTRE LOCATION
- > NO VAT ON PURCHASE PRICE
- > OVERLOOKS BON ACCORD CRESCENT GARDENS

FOR SALE

**8-9 BON ACCORD CRESCENT, ABERDEEN, AB11 6DN**

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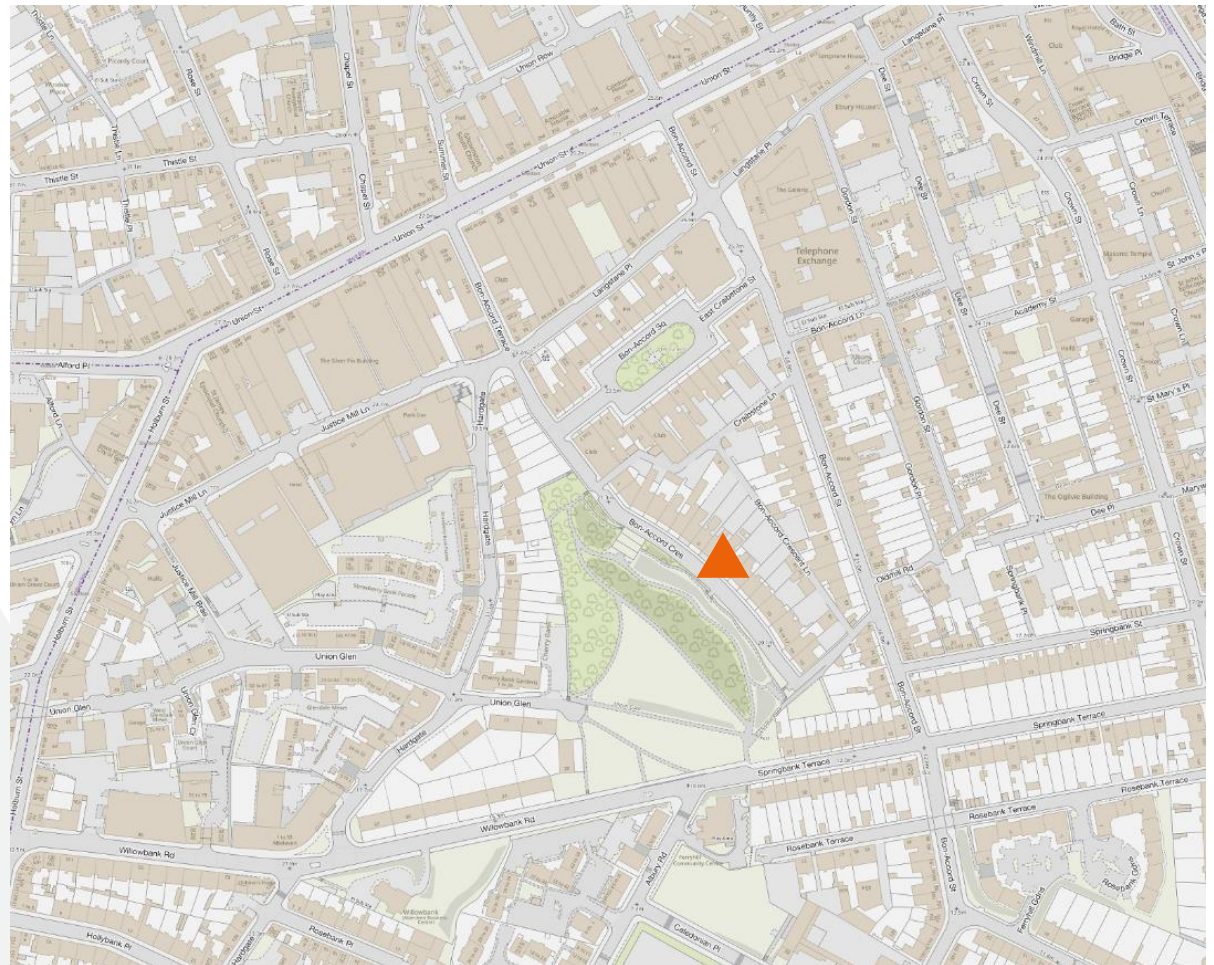
## Office or Residential Development Opportunity for 14 Flats Occupying City Centre Location

### LOCATION

Aberdeen is the third largest city in Scotland with an estimated population of 229,060 as of 2020 with a further 261,470 located within Aberdeenshire. The City is located approximately 125 miles north of Edinburgh and 145 miles from Glasgow. During 2023 Aberdeen is the sixth most improved UK City within PWC's Good Growth for Cities Index, outperforming the UK average on key economic wellbeing factors.

The property is situated on Bon Accord Crescent within Aberdeen City Centre. The location is mixed use in nature with a number of offices being converted luxury residential units attaining a premium price at sale. The location is also within 5 minutes' walk of Union Street, the principal retail street within the City Centre. The property is also within easy walk of numerous restaurants & bars.

Bon Accord Crescent comprises 19 identical 2 storey townhouses with lower ground floor and attic levels. The design of the street exhibits a curved form to capture the view of Bon Accord Terrace gardens creating a compact and inviting environment. The Grade B Listed terrace retains the original granite facades, Georgian sash & case windows, and external cast iron railings.



## DESCRIPTION

The subjects comprise twin mid terrace town houses of traditional construction arranged over basement, ground, first and attic floors under a pitched and slated roof. The subjects benefit from traditional spiral staircases with high ceilings adding to the opulence of the property.

The building has an elegant reception and office space across all floors, it also benefit from a tea preparation area along with male and female W.C. facilities. The rear of the subjects benefits from a large car park, with 25 spaces, accessible from Bon Accord Terrace via Old Mill Road.

## PLANNING

A planning application has been submitted for the change of use from class 4 (Business) use, there is minimal external alterations to form the 10 flats in the main building. The rear parking area will be developed into a garden area and parking for 5 cars as well as the erection of a mews development on the rear lane to form additional 3 flats.

Further detail from Aberdeen City Planning Portal available at

<https://publicaccess.aberdeencity.gov.uk/online-applications/caseDetails.do?caseType=Application&keyVal=RYAMC KBZLP500>



**ACCOMMODATION**

<b>8 Bon Accord Crescent</b>	<b>m<sup>2</sup></b>	<b>ft<sup>2</sup></b>
Basement	35.51	382
Ground Floor	89.21	960
First Floor	70.53	759
Second Floor	54.76	589
<b>SUB-TOTAL</b>	<b>250.01</b>	<b>2,690</b>

<b>9 Bon Accord Crescent</b>	<b>m<sup>2</sup></b>	<b>ft<sup>2</sup></b>
Basement	73.67	793
Ground Floor	88.69	954
First Floor	84.67	911
Second Floor	76.50	823
<b>SUB-TOTAL</b>	<b>323.53</b>	<b>3,481</b>

<b>8&amp;9 Bon Accord Crescent</b>	<b>m<sup>2</sup></b>	<b>ft<sup>2</sup></b>
<b>TOTAL NET INTERNAL AREA</b>	<b>573.53</b>	<b>6,171</b>

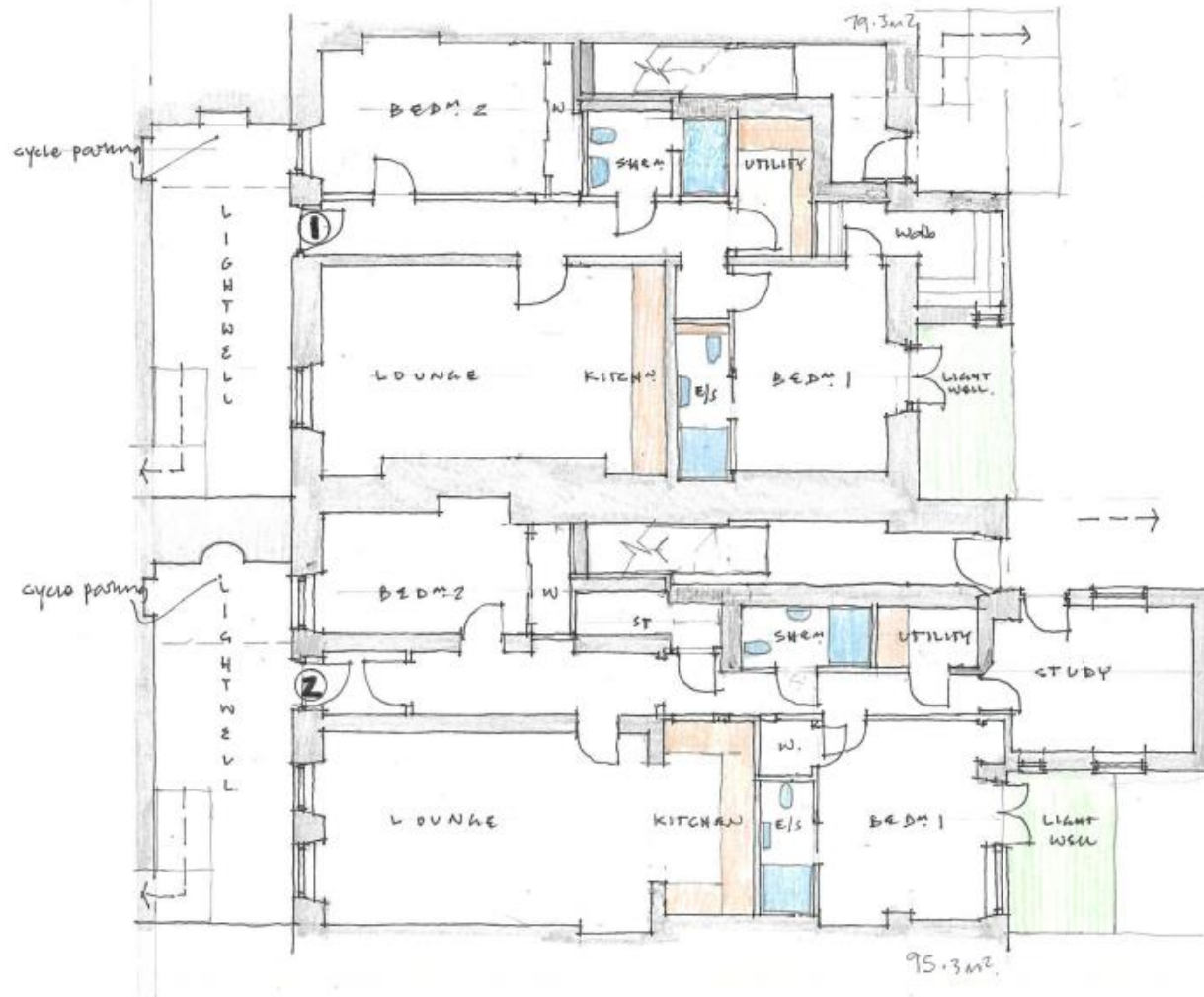
The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition)



ACCOMMODATION FOLLOWING CONVERSION

8/9 BON ACCORD CRESCENT	M2
FLAT 1 - 2 BED BASEMENT (8)	80
FLAT 2 - 3 BED BASEMENT (9)	96
FLAT 4 - 1 BED GROUND FLOOR (8)	44
FLAT 5 - 1 BED GROUND FLOOR (8)	66
FLAT 6 - 3 BED GROUND FLOOR (9)	87
FLAT 7 - 2 BED FIRST FLOOR (8)	65
FLAT 8 - 1 BED FIRST FLOOR (9)	43
FLAT 9 - 1 BED FIRST FLOOR (9)	57
FLAT 10 - 2 BED SECOND FLOOR (8)	65
FLAT 11 - 2 BED SECOND FLOOR (9)	80
FLAT 12 - 2 BED MEWS GROUND (8)	70
FLAT 13 - 2 BED MEWS FIRST (8)	70
FLAT 14 - 2 BED MEWS FIRST (9)	77
<b>TOTAL FLAT AREA</b>	<b>900</b>
<b>CAR PARKING 5 SPACES</b>	<b>250</b>
<b>GARDEN</b>	<b>140</b>

# BASEMENT



# GROUND FLOOR

8-9 BON ACCORD CRESCENT, ABERDEEN, AB11 6DN



# FIRST FLOOR



# SECOND FLOOR



# MEWS GROUND FLOOR



# MEWS FIRST FLOOR

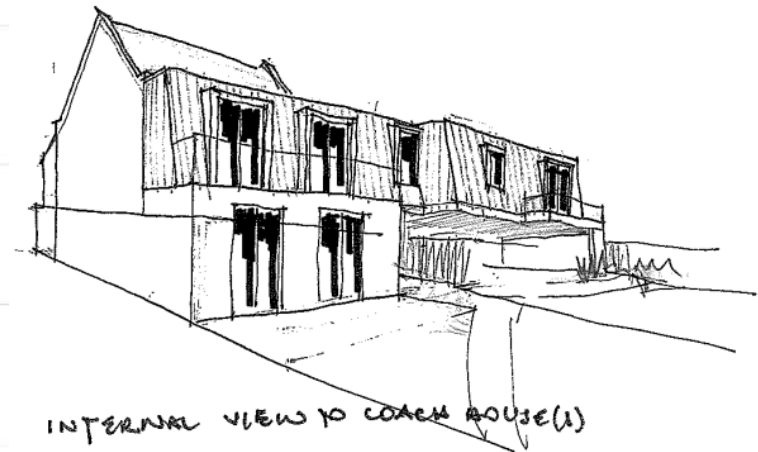
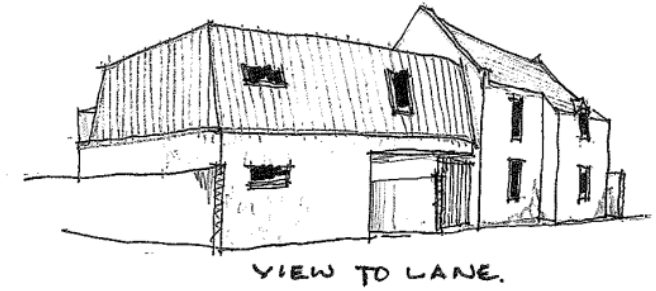




## OVERALL SITE



## MEWS VISUAL



### PRICE

Offers in excess of £700,000 is sought for our client's interest in the subjects.

Alternatively, our client will consider a sale in part with further information available upon request.

### VAT

The property is not presently opted to tax therefore VAT will not be payable on the purchase price.

### RATEABLE VALUE

The premises are currently entered into the valuation roll as part of a larger entry and will require to be reassessed.

Further information in this respect is available upon request.

### ENERGY PERFORMANCE CERTIFICATE

The premises have the following Energy Performance Certificate Rating of:

- > 8 Bon Accord Crescent - G
- > 9 Bon Accord Crescent - F

Further information and recommendation report is available to seriously interested parties on request.

### PRE-EMPTION

There is a Right of Pre-emption Agreement to buy the adjacent townhouses at 5, 6 and 7 Bon Accord Crescent and 6 and 7 Bon Accord Crescent Lane with further information in this respect available upon request.

### ENTRY DATE

Upon conclusion of Legal Missives.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the ingoing occupier being responsible for any Registration Dues and LBTT where applicable.



**For further information or viewing arrangements please contact the sole agents:**

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