

# PRIME WEST END DEVELOPMENT OPPORTUNITY



NO VAT  
PAYABLE

**FOR SALE**

**60** | Queen's  
Road

- + Gross internal floor area : 550.6 Sq.M (5,927 sq.Ft.)
- + Considered suitable for a range of alternative uses, subject to planning
- + Offers over £750,000 are invited for our client's heritable interest
- + Prominent West End location
- + Site extending to 0.287 ACRES

## LOCATION

---

60 Queen's Road is situated on the north side of Queen's Road, in the heart of Aberdeen's prime West End district. By virtue of its location, the property benefits both from a highly desirable address and also from a prominent setting.

Aberdeen's main commercial thoroughfare, Union Street, is less than half a mile to the East and the city's main ring road, Anderson Drive, is a short distance West, therefore the building benefits from vast provision of local amenity and easy access to the main trunk road network.

Occupiers in the immediate vicinity include Lloyds Banking Group, Pinsent Masons, St James's Place, Net Zero Technology Centre and CMS. The Chester Hotel and Malmaison are directly across the road, and the Dutch Mill hotel is three hundred yards to the east.

## DESCRIPTION

---

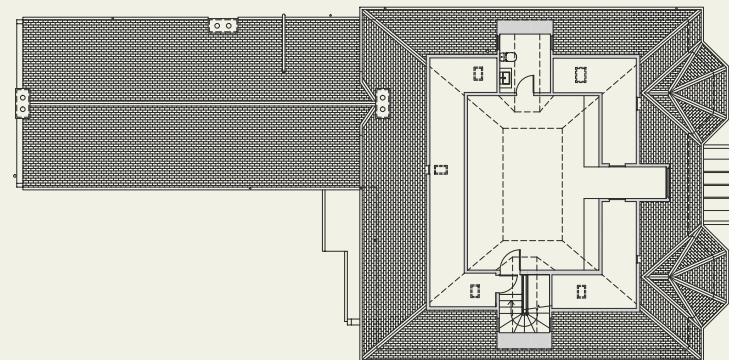
60 Queen's Road comprises a unique, imposing Category B Listed, detached granite and slate villa arranged over ground, first and second floors, with a 2 storey rear wing. There is a large feu, which spans from Queen's Road to the front, to Spademill Lane at the rear. There is a horseshoe entrance driveway at the front, which provides dual access to Queen's Road, and a large garden area with garage and greenhouse which have frontage and access to Spademill Lane.

The property is contained within the Albyn Place / Rubislaw conservation area, and the site extends to approximately 0.287 acres. The property has been most recently in use as two separate residential flats, however our client has undertaken works to reinstall a connecting staircase.

There is a planning consent for change of use to office use, and also for demolition of the garage and outbuilding to the rear (see planning section, below). The current configuration is displayed on the floor plans to the right;

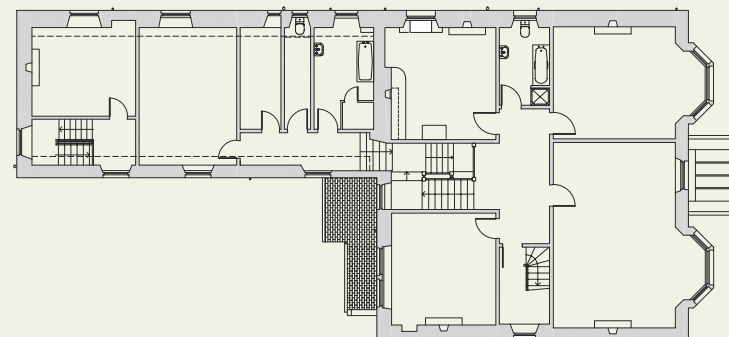
### SECOND FLOOR

---



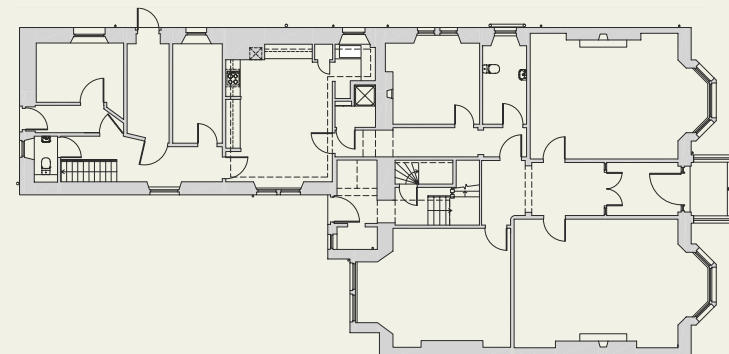
### FIRST FLOOR

---



### GROUND FLOOR

---





## PLANNING

---

The subject property is part of the designated “West End Area” in the adopted Aberdeen Local Development Plan 2023. According to Policy VC6, this area comprises a mix of uses including residential, offices, food and drink, and other commercial uses. Policy VC6 supports the principle of converting offices to residential in the area.

However, all proposals must take existing uses into account and avoid undue conflict with the adjacent land uses and amenity, in addition to respecting the special historic and architectural character of the West End. Accordingly, we believe 60 Queen’s Road would be suitable for a variety of uses including office, residential or potentially a hotel with ancillary bars/restaurants, since similar premises are established in the immediate area.

Also, as the subject property is a Category B Listed Building within the Albyn Place / Rubislaw Conservation Area, external alterations will likely require both Full Planning Permission and Listed Building Consent. Interested parties should liaise with Aberdeen City Council’s Planning Department to determine the suitability of their intended use and alterations.

---

## FLOOR AREAS

The Gross Internal Area has been calculated as follows;

Ground Floor	2,753 sq.ft.	255.8 sq.m
First Floor	2,625 sq.ft.	243.8 sq.m
Second Floor	549 sq.ft.	51 sq.m
Total	5,927 sq.ft.	550.6 sq.m

---

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC can be available upon request.

---

## PRICE

Our client is inviting offers in the order of £750,000 for their heritable interest. Conditional offers may be considered, subject to commercial terms.

---

## VAT

VAT is not applicable on the sale of the property.

---

## RATING ASSESSMENT

60 Queen's Road is listed as a "premises under construction" in the Valuation Roll, and consequently benefits from exemption from local authority Rates.

---

## LEGAL COSTS

Each party will bear their own legal expenses. The purchaser will be responsible for any applicable Land and Buildings Transaction Tax (LBTT) and Registration Dues.

---

---

# VIEWING AND FUTURE INFORMATION

---

Strictly by arrangement through the joint agents;



**Arron Finnie** | [Arron.finnie@ryden.co.uk](mailto:Arron.finnie@ryden.co.uk)

**Thomas Codona** | [Thomas.codona@ryden.co.uk](mailto:Thomas.codona@ryden.co.uk)

 **01224 588 866**



**Dan Smith** | [Dan.smith@savills.com](mailto:Dan.smith@savills.com)

**Ben Clark** | [Ben.clark@savills.com](mailto:Ben.clark@savills.com)

 **01224 971 111**



KNIGHT PROPERTY GROUP