

11

CHAPEL STREET  
ABERDEEN, AB10 1SQ

FOR SALE

CONSIDERED SUITABLE FOR  
RESIDENTIAL DEVELOPMENT

CITY CENTRE, MIXED USE  
LOCATION

DEDICATED PARKING AVAILABLE

OPEN FLOOR PLATES

ATTRACTIVE RESIDENTIAL  
LOCATION



K  
KNIGHT PROPERTY GROUP

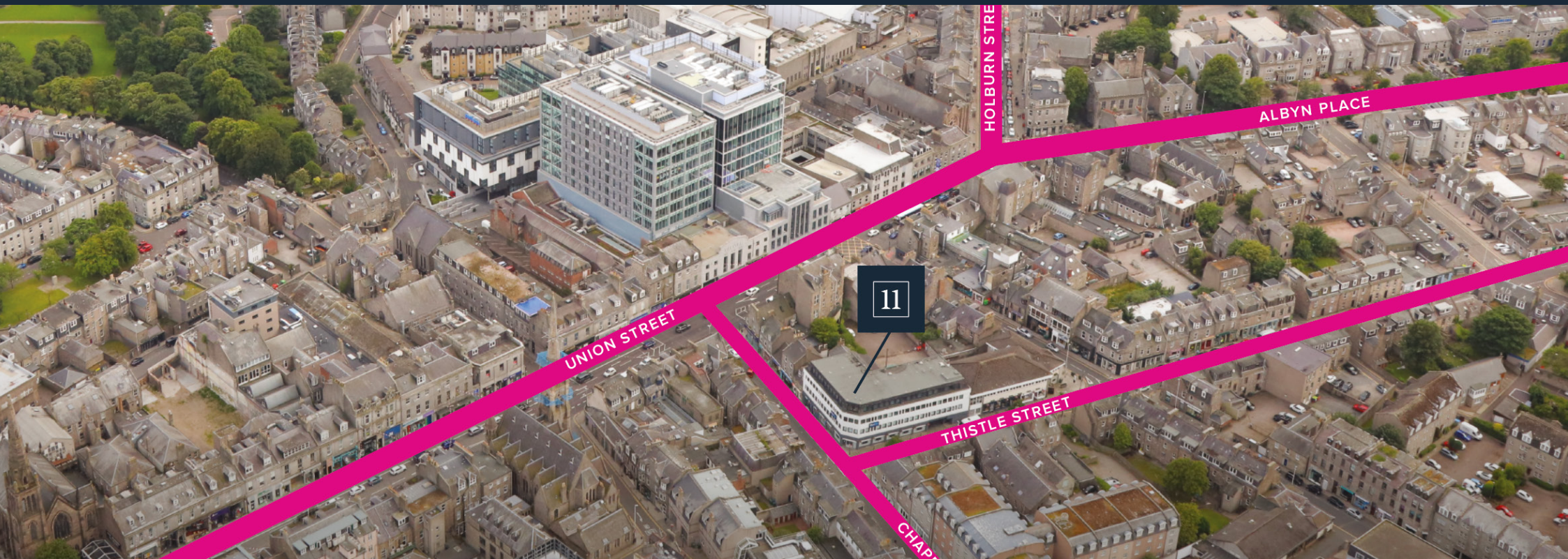
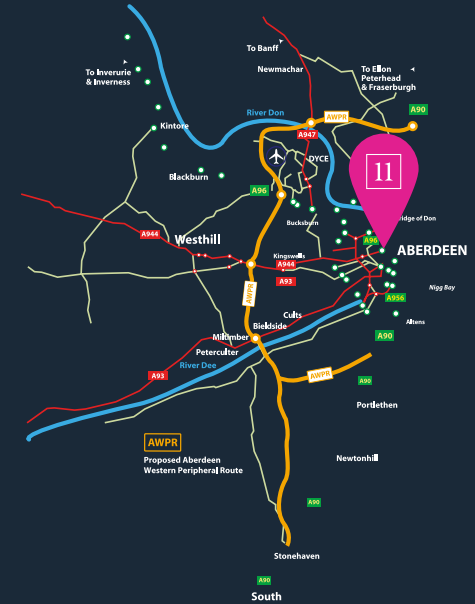


# LOCATION

The subjects occupy a highly prominent position on the corner of Chapel Street and Thistle Street in the heart of Aberdeen City Centre adjacent to the West End. The area is of a mixed use nature, and features a significant level of residential properties.

The central location results in the area providing an attractive residential environment with easy access to all local amenities including various national and local restaurants/coffee shops and retailers. In addition, The Music Hall, Theatre and Art Gallery are a short distance from the premises.

A number of major employers have offices within the vicinity resulting in the location being well suited to parties who wish to walk to work.







The opportunity comprises of the three upper floors of a prominent building that currently provides open plan office accommodation, located above ground floor retail units.

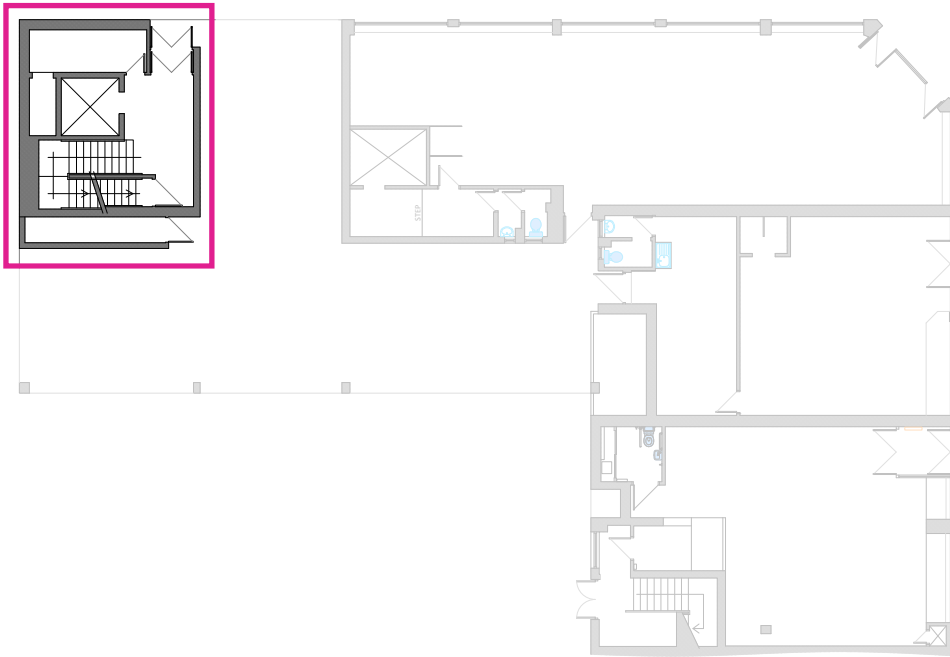
The building, which was relatively recently substantially refurbished, is a detached L shape building with good levels of natural light to the front and rear of the premises through a number of double-glazed window units. The premises benefit from an entrance from Thistle Street although an access from Chapel Street might be available.

The car parking which is potentially available is to the rear of the premises and provides 11 spaces reached through a pend from Thistle Street.

## DESCRIPTION

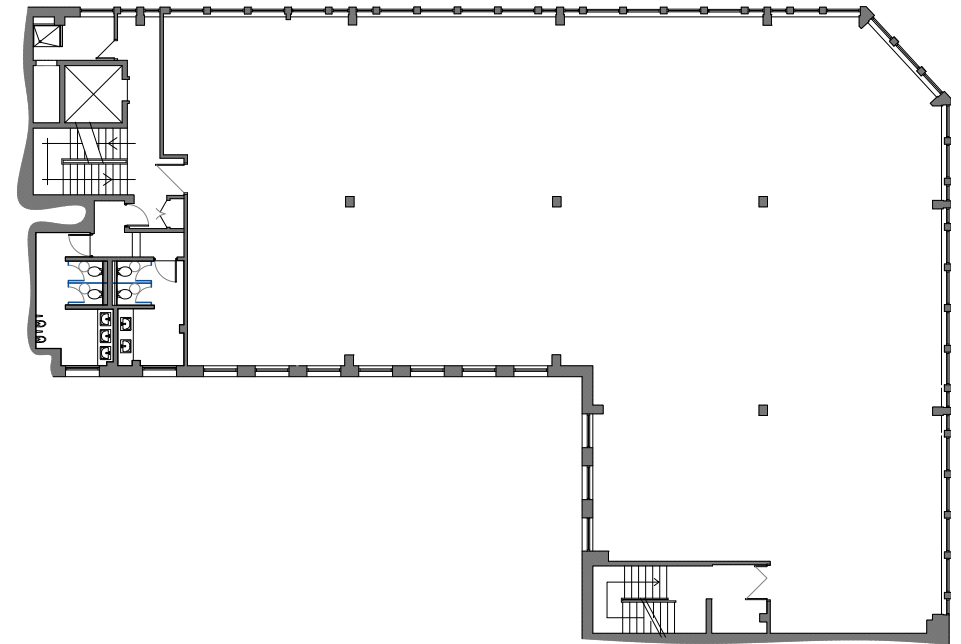
Internally, the premises currently provide office accommodation, which features suspended concrete floors and an open plan floor plate which provides considerable flexibility for reconfiguration.

# FLOOR PLANS



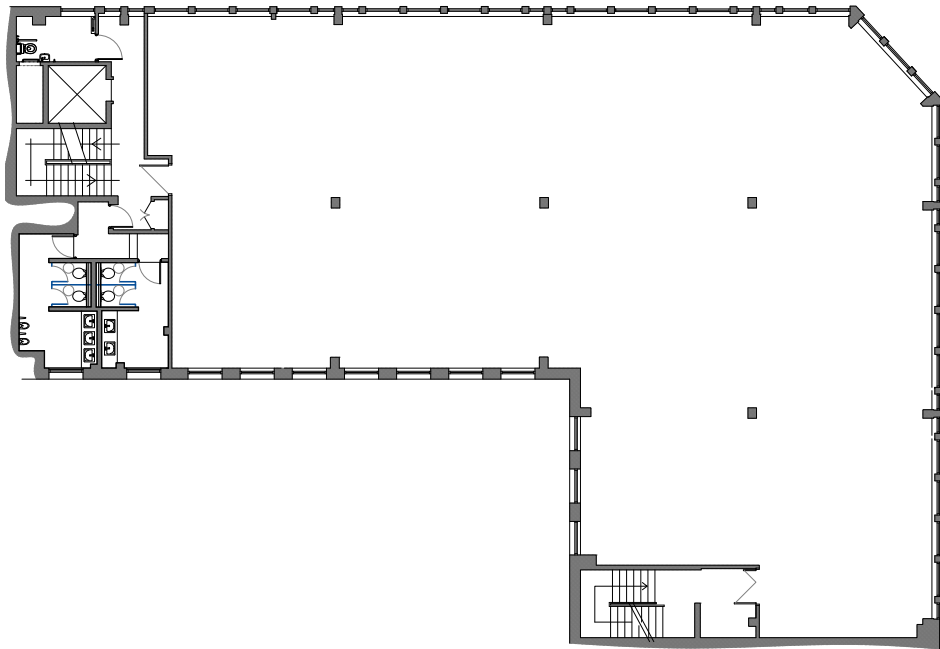
**GROUND FLOOR**

SIZE: 35.57 SQ. M / 383 SQ.FT



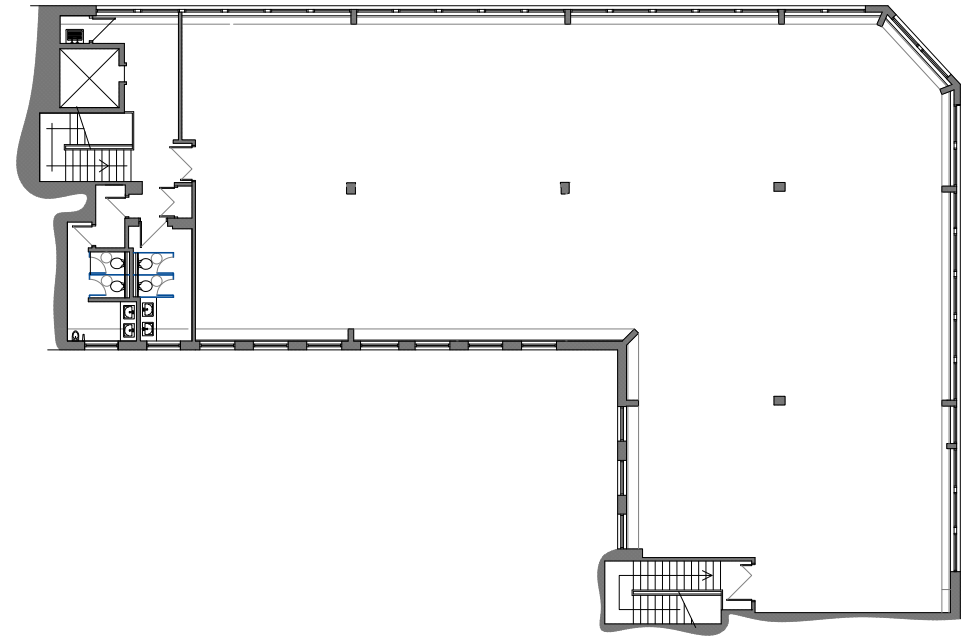
**FIRST FLOOR**

SIZE: 598.86 SQ. M / 6,446 SQ.FT



**SECOND FLOOR**

**SIZE: 598.86 SQ. M / 6,446 SQ.FT**



**THIRD FLOOR**

**SIZE: 529.19 SQ. M / 5,696 SQ.FT**



# FLOOR AREA

GROUND FLOOR	35.57 SQ.M / 383 SQ.FT
FIRST FLOOR	598.86 SQ. M / 6,446 SQ.FT
SECOND FLOOR	598.86 SQ. M / 6,446 SQ.FT
THIRD FLOOR	529.19 SQ. M / 5,696 SQ.FT
TOTAL AREA	1,762.48 SQ. M / 18,971 SQ.FT







## PLANNING

The subjects are in an area identified in the Local Development Plan as an H2 Mixed Use Area. The area also forms part of the Aberdeen City Centre Masterplan. The policies of both documents would be supportive of residential conversion subject to meeting criteria. Interested parties should make their own enquiries with Aberdeen City Council Planning Department to satisfy themselves in this regard.

## FLOOR PLANS

We have calculated the floor areas on a Gross Internal Floor Area Basis in accordance with RICS Code of Measuring Practice (6th Edition).

## PRICE

Upon Application

## RATEABLE VALUE

The subjects are entered into the Valuation Roll as part of a larger entry and will require to be split and the Rateable Value reassessed. An estimate can be provided to interested parties.

## ENERGY PERFORMANCE CERTIFICATE

The building has an EPC rating of D+.

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

## OFFERS

Offers will be considered for the property itself. Offers will also be considered which include the car park and indeed the ground floor shops.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate

## FURTHER INFORMATION

For further information please or to arrange a viewing, please contact the joint agents.



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