

FOR SALE

15

GOLDEN
SQUARE

ABERDEEN, AB10 1WF

DEVELOPMENT OPPORTUNITY
LOCATED IN THE HEART OF
ABERDEEN CITY CENTRE
SUITABLE FOR VARIOUS
USES INCLUDING RESIDENTIAL
ACCOMMODATION.

724SQ.M / 7,788SQ.FT

CITY CENTRE LOCATION

EXCELLENT CAR
PARKING PROVISION

THE BUILDING IS CATEGORY
B LISTED.



Revised Price
£350,000

ON THE INSTRUCTIONS OF:



KNIGHT PROPERTY GROUP

PRIME DEVELOPMENT OPPORTUNITY IN A SOUGHT AFTER LOCATION

LOCATION

15 Golden Square benefits from a prestigious business address within the heart of Aberdeen city centre.

Situated a short walk from Aberdeen's main shopping and commercial thoroughfare, Union Street, there are a wealth of local amenities including a range of coffee shops, cafes, restaurants and bars.

Golden Square continues to be a popular business location with surrounding occupiers including Business Growth Fund (BGF), McGregor Consultants Ltd, Novus Marketing Ltd, Calash and The Orthodontic Clinic.

There are excellent transport connections, including immediate access to local bus services (via Union Street) and the main road infrastructure. Aberdeen's main train and bus stations are within a short walk.



DESCRIPTION

15 Golden Square comprises an end terraced town house of traditional granite and slate construction which has been extended to the rear. There is a large car park, accessed from Ruby Lane, which is capable of accommodating 20 vehicles.

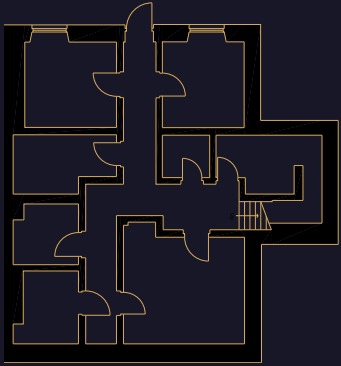
The premises currently comprise cellular accommodation located across lower ground, ground, first and second floors.

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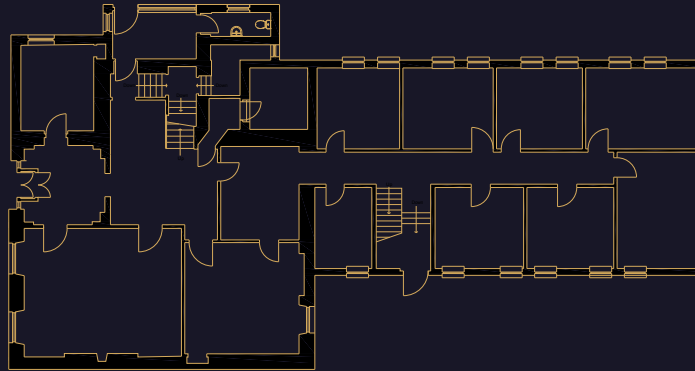


 20 DEDICATED CAR PARKING SPACES

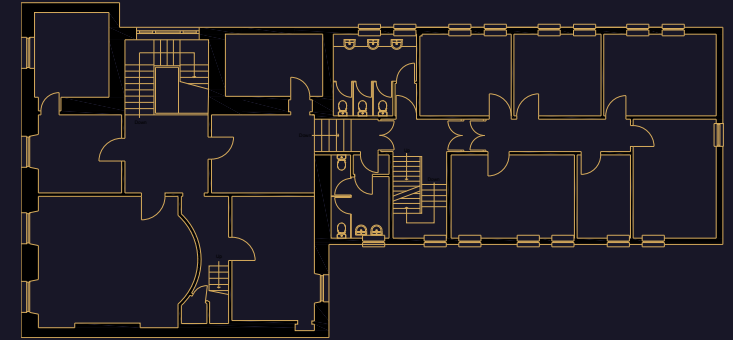
LAYOUT PLANS



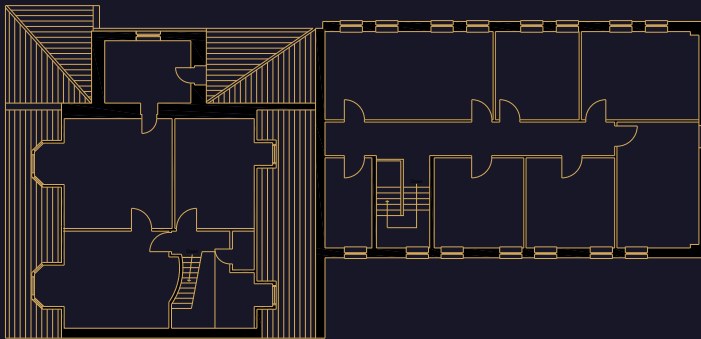
LOWER GROUND PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Demise	Sq.ft	Sq.m
Lower Ground Floor	1,184	110
Ground Floor	1,076	100
First Floor	753	70
Second Floor	614	57
Extention Ground Floor	1,472	137
Extention First Floor	1,218	113
Extention Second Floor	1,471	137
Total	7,788	724

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GOLDEN SQUARE

TENURE

Heritable Interest (Scottish equivalent of English Freehold)

PRICE

The heritable interest of 15 Golden Square is for sale at a fixed price of £350,000 excl VAT.

EPC RATING

A copy of the EPC and recommendation report is available on request.

RATEABLE VALUE

The property is contained in the Valuation Roll at a Rateable Value of £117,000, effective from 1 April 2017. Any ingoing occupier would have the right to appeal. As a result of the rating revaluation. The rateable value is expected to be reduced to £90,500 and would apply from 01 April 2023.

LEGAL COSTS

Each party will be responsible for their own legal costs. The ingoing occupier will be liable for any LBTT and Registration dues.

Misrepresentation Act. The particulars contained in this brochure are believed to be correct, but cannot be guaranteed. All liability, any negligence or otherwise for any loss arising from the use of these particulars is hereby excluded.



KNIGHT PROPERTY GROUP

www.knightpropertygroup.co.uk

VIEWINGS

To discuss how Knight Property Group can accommodate you at 15 Golden Square, please contact our letting agents:



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