



**SUBSTANTIAL RE-DEVELOPMENT OPPORTUNITY
AVAILABLE IN WHOLE OR TWO SEPARATE LOTS**



FOR SALE

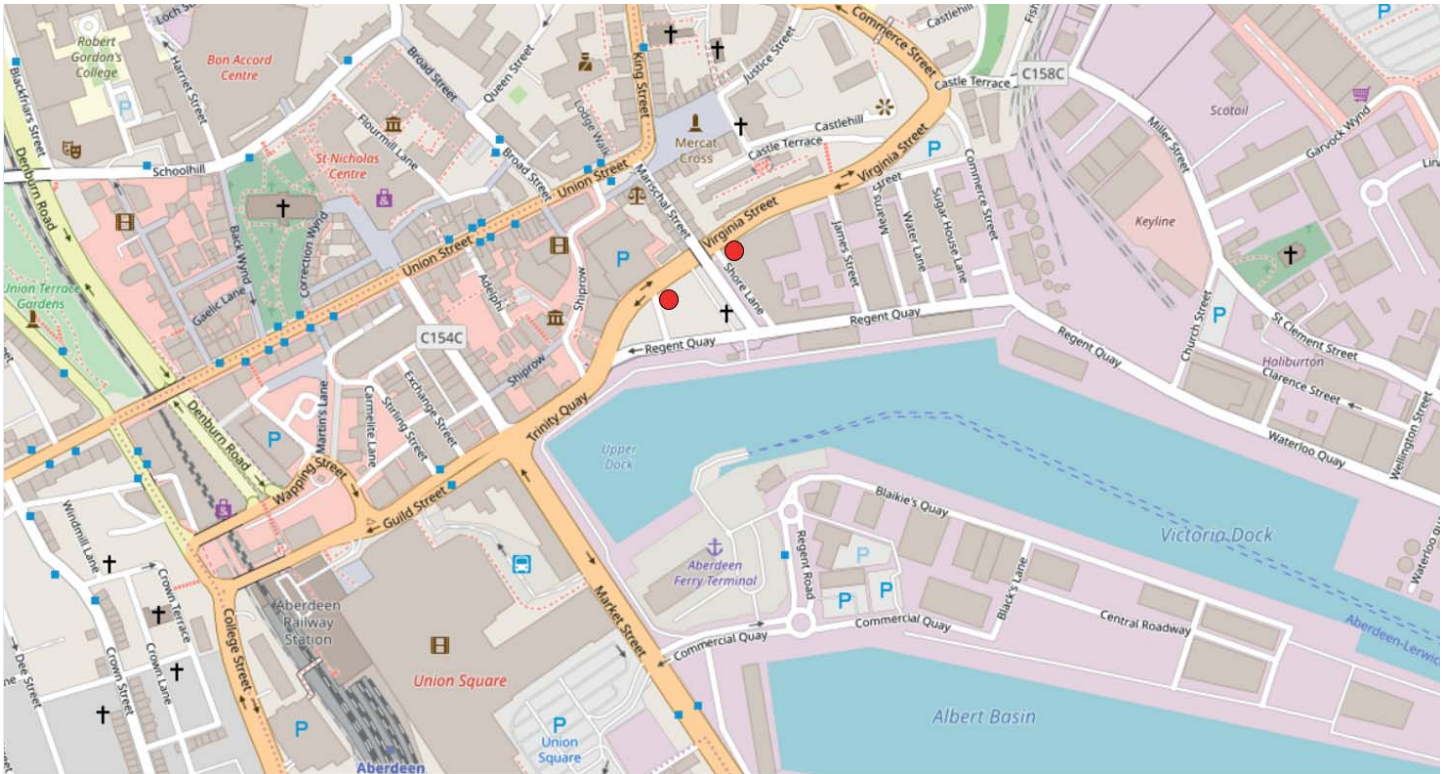
Lot 1: 5-7 Weigh House Square & 6-10 Virginia Street, Aberdeen AB11 5AU

Lot 2: 12 Virginia Street & 16 Shore Lane, Aberdeen, AB11 5AU

From 4,138 sq.m (44,541 sq.ft) - 10,976 sq.m (118,145 sq.ft)

To request a viewing call us on 01224 572661

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SUBSTANTIAL RE-DEVELOPMENT OPPORTUNITY AVAILABLE IN WHOLE OR TWO SEPARATE LOTS

LOCATION

The subjects are situated within Aberdeen City Centre to the immediate south of Virginia Street which is an important trunk road (A956) connecting the junctions at Market Street and Commerce Street. Market Street provides access to the south side of the City while Commerce Street to the east where Queen's Links Leisure Park and the Beach Boulevard Retail Park are situated and further links the north side of the City.

Aberdeen Harbour is positioned to the immediate south of the properties where there is substantial commercial harbour activity and where a number of oil and gas service operators have a presence.

The surrounding properties are generally of a commercial nature, however there are a number of residential blocks and units situated within close proximity. Surrounding commercial occupiers include Aberdeen Harbour Board, Pure Gym, Peterson, and Asco. The Maritime Museum lies adjacent on Shiprow with direct access to Union Street and the Bon Accord Shopping Centre. Aberdeen's premier Shopping Centre, Union Square is a 5 minute walk and the North Link Ferry terminal is located across the North Harbour basin.

DESCRIPTION

The buildings comprise a series of bonded warehouses and offer a substantial re-development opportunity. The properties are all relatively similar being mid-terraced, four/five storey in height, of granite stonework construction under suspended timber roofs clad in slate. Cast iron columns and steel beams run throughout the properties supporting the upper floors. Access to the units is by way of vehicular access doors at ground floor level while the upper floors are served by internal staircases or goods lifts. Natural daylight is provided by way of timber casement windows which feature external iron security bars.

There is no yard associated with the Subjects however, there is a delivery/drop off lane on Virginia Street.

FLOOR AREAS

These approximate areas have been measured on a Gross Internal Area basis in accordance with The RICS Code of Measuring Practice (Sixth Edition):-

5 Weigh House Square (Lot 1)	1,165 sq.m	12,540 sq.ft
7 Weigh House Square (Lot 1)	2,248 sq.m	24,197 sq.ft
6-10 Virginia Street (Lot 1)	725 sq.m	7,804 sq.ft
Total (Lot 1)	4,138 sq.m	44,541 sq.ft
12 Virginia St & 16 Shore Lane (Lot 2)	6,838 sq.m	73,604 sq.m
Total (Lots 1 & 2)	10,976 sq.m	118,145 sq.ft

DEVELOPMENT POTENTIAL

The subjects provide excellent re-development potential in the heart of Aberdeen City Centre. The properties are offered For Sale either in whole or two separate lots. In terms of the Aberdeen City Local Development Plan, the subjects are located within a Mixed Use (H2) Area and therefore a variety of alternative uses may be considered.

5-7 Weigh House Square & 6-10 Virginia Street are 'B' listed and sits within a Conservation Area while 12 Virginia Street and 16 Shore Lane are 'C' listed and sits without the Conservation Area.

Both Lots are positioned just outwith the City Centre Boundary Line.

Enquiring parties should liaise with Aberdeen City Council Planning Department in terms of potential Change of Use.

PRICE

Offers are invited on both a clean and conditional basis. Any purchaser putting forward a conditional offer should provide a comprehensive proposal to include drawings and supporting information.

RATEABLE VALUES

5-7 Weigh House Square & 6-10 Virginia Street (Lot 1) £112,200

12 Virginia Street & 16 Shore Lane (Lot 2) £97,500

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.

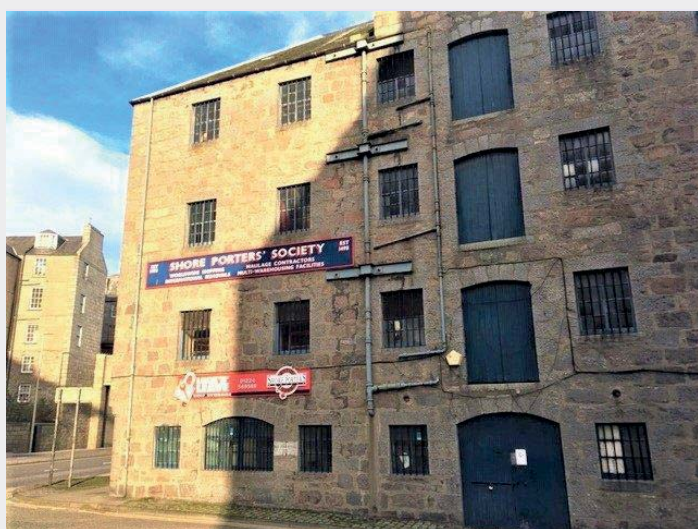
VAT

The property is elected for VAT purposes.

LEGAL COSTS

Each party will bear their own legal costs in terms of the transaction with the purchaser liable for LBTT and Registration Dues as applicable.

Note:- All interested parties should note their interest in order to ensure they are informed of any closing date which may be set.



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VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.



FG Burnett

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