

**FOR SALE**

**OFFICE &  
RESIDENTIAL  
PREMISES**

**Suitable For Redevelopment**

**Large Site Area**

**Popular West End Location**

**Price - £650,000**

**52 Carden Place – [Virtual Tour](#)**

**54 Carden Place – [Virtual Tour](#)**

**52 & 54 CARDEN PLACE, ABERDEEN, AB10 1UP**

**CONTACT: Mark McQueen** mark.mcqueen@shepherd.co.uk | 01224 202800 | [shepherd.co.uk](http://shepherd.co.uk)  
**Shona Boyd** shona.boyd@shepherd.co.uk

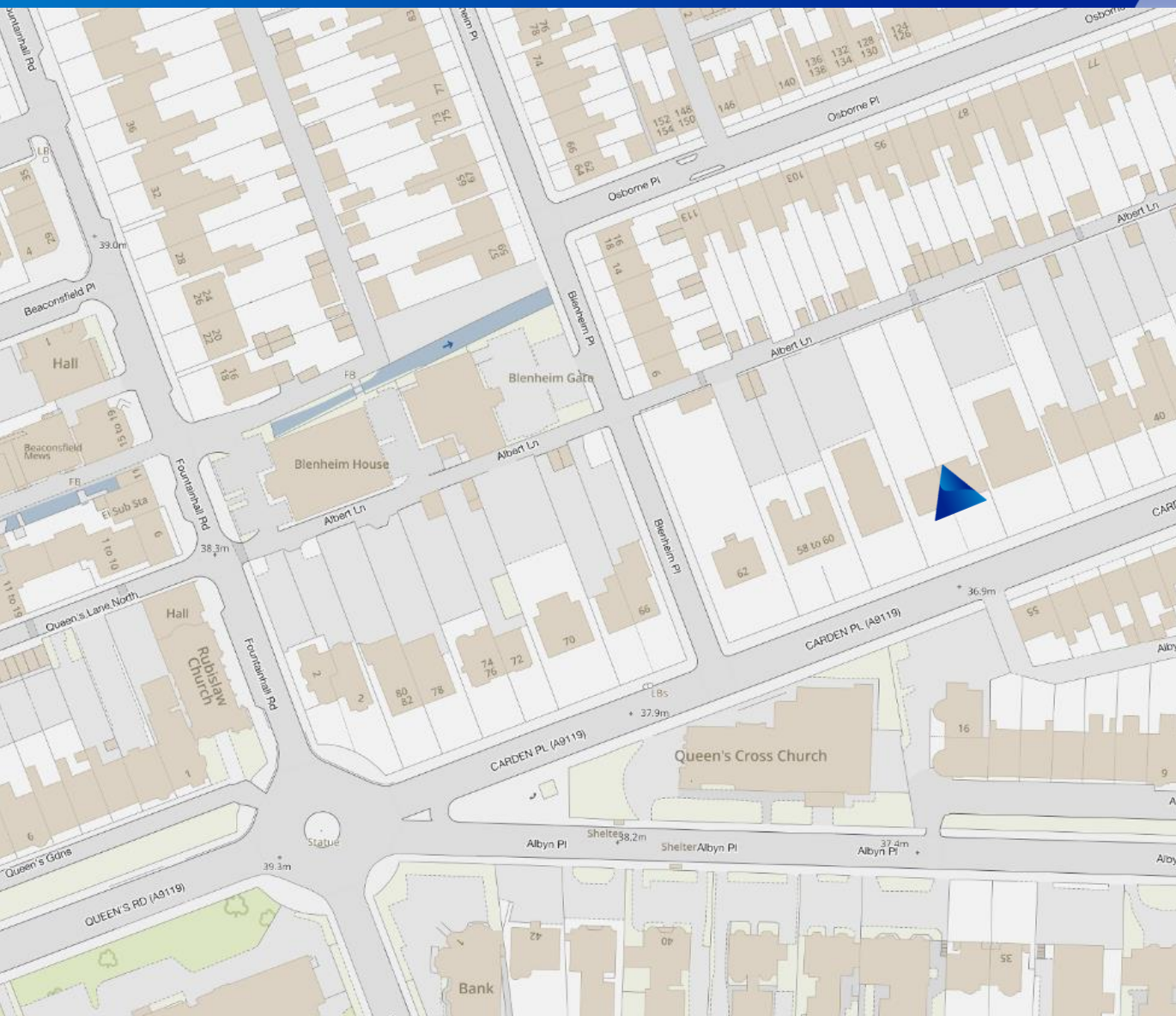






# Location

52 & 54 CARDEN PLACE, ABERDEEN, AB10 1UP



The property is located on Carden Place within the heart of Aberdeen's Prime West End Office District and a short distance from Queen's Cross roundabout. By virtue of its location the building benefits from excellent transport links including immediate access to the main road infrastructure serving the City.

The surrounding area accommodates a variety of uses to include office, residential and associated local amenity to include convenience retail, restaurant and coffee shops.



West End Premises With Development Potential



FIND ON GOOGLE MAPS



# Description

52 & 54 CARDEN PLACE, ABERDEEN, AB10 1UP



The subjects comprise two semi-detached granite and slate buildings arranged over lower ground, ground and first floors. 52 Carden Place has most recently been utilised for office purposes with 54 Carden Place being a single residential dwelling.

## 52 Carden Place

**The Accommodation provides:**

- Office accommodation over all levels
- Tea prep facilities
- W.c. facilities
- Gas Central Heating
- Large car park to rear

## 54 Carden Place

**The Accommodation provides:**

- 4 living rooms
- 4 bedrooms
- 1 Kitchen
- 2 bathrooms
- 1 w.c.
- Garden ground to rear

Neither building is listed but is contained within a conservation area.





# Description

52 & 54 CARDEN PLACE, ABERDEEN, AB10 1UP



## Accommodation

52 Carden Place	m <sup>2</sup>	ft <sup>2</sup>
Lower Ground Floor	56.08	604
Ground Floor	86.79	934
First	64.89	698
Total	207.76	2,236

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

54 Carden Place	m <sup>2</sup>	ft <sup>2</sup>
Lower Ground Floor	93.38	1,005
Ground Floor	96.92	1,043
First	92.45	995
Attic	28.55	307
Total	311.30	3,350

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



# Description

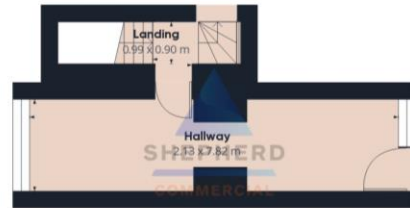
52 & 54 CARDEN PLACE, ABERDEEN, AB10 1UP



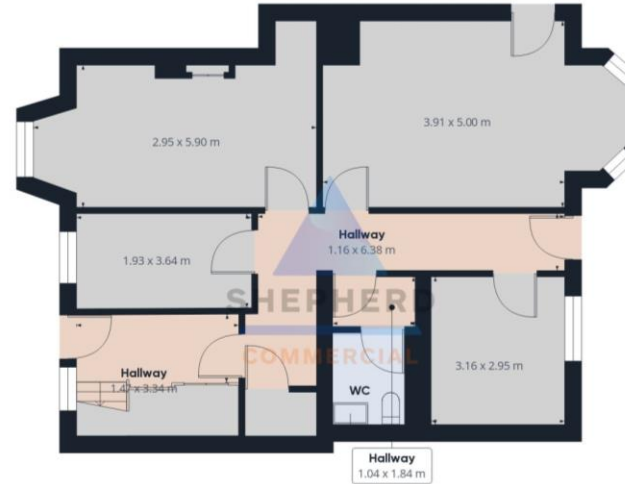


# Floor Plans – 52 Carden Place

52 & 54 CARDEN PLACE, ABERDEEN, AB10 1UP



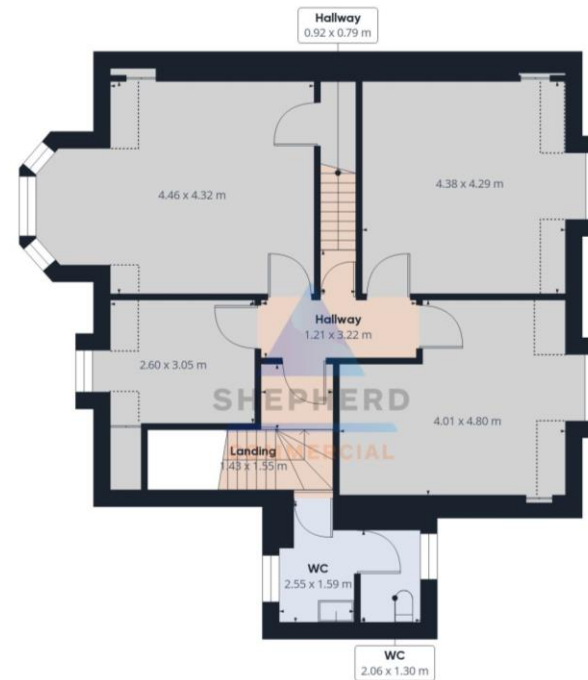
Floor 0 1/2



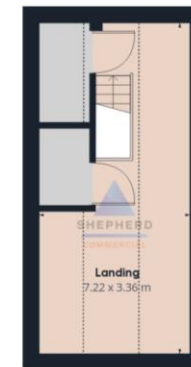
Lower Ground Floor



Ground Floor



Floor 1



Floor 2



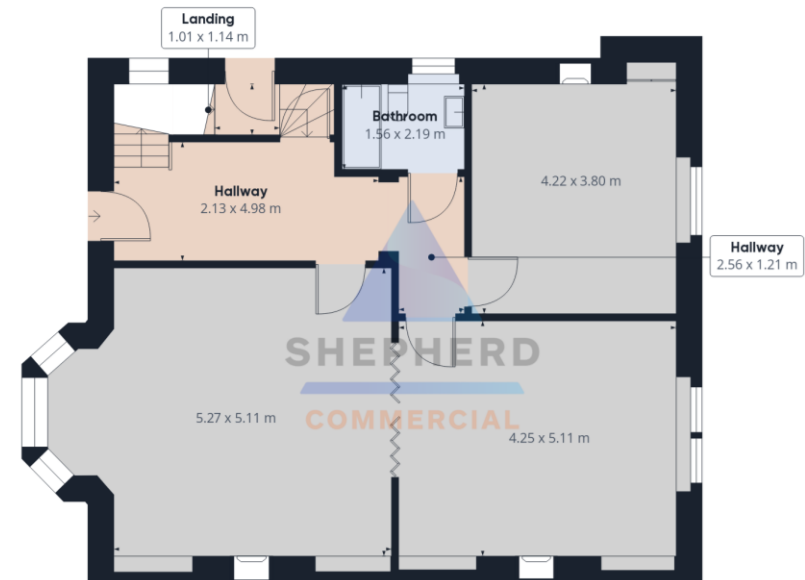


# Floor Plans – 54 Carden Place

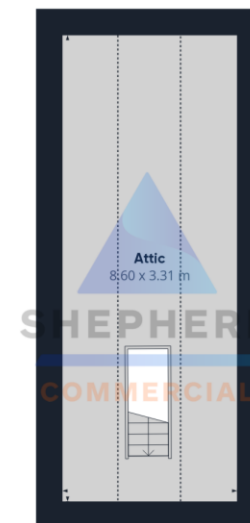
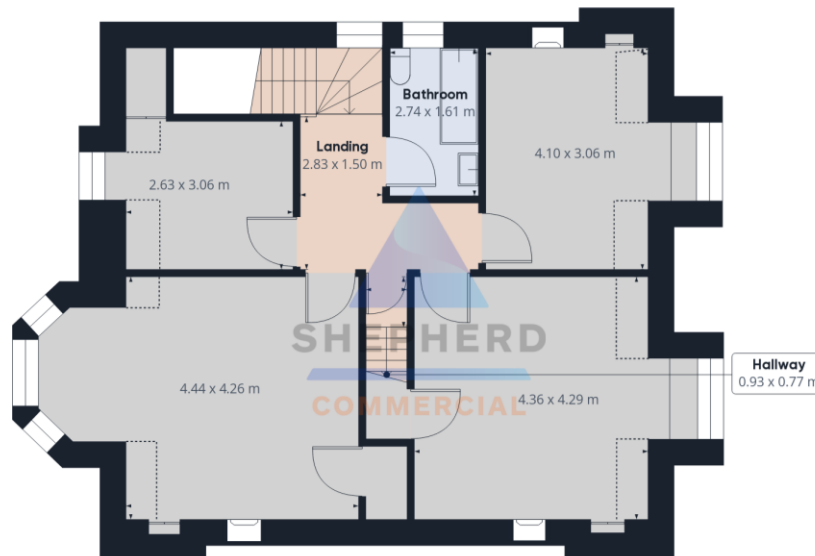
52 & 54 CARDEN PLACE, ABERDEEN, AB10 1UP



Ground Floor



Floor 1





## Use

The premises have most recently been used for:

52 Carden Place – Office

54 Carden Place – Residential

## Price

Offers over £650,000 are invited.

## Entry

Immediate entry is available.

## Rateable Value

The Rateable Value for 52 Carden Place as of 1<sup>st</sup> April 2023 is shown on the Scottish Assessors' website as £41,000

The Council Tax banding for 54 Carden Place is G.

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available.

## Energy Performance Certificate

Copy available on request.

## VAT

All prices quoted are exclusive of VAT.

## Legal Costs

Each party will be responsible for their own legal costs incurred.

## Get in Touch

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



**Mark McQueen**

[Mark.mcqueen@shepherd.co.uk](mailto:Mark.mcqueen@shepherd.co.uk)



**Shona Boyd**

[Shona.boyd@shepherd.co.uk](mailto:Shona.boyd@shepherd.co.uk)

**Shepherd Chartered Surveyors**

35 Queens Road, Aberdeen, AB15 4ZN

**t: 01224 202800**



### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

[shepherd.co.uk](https://www.shepherd.co.uk)