

CLOSING DATE SET - MONDAY 30TH JUNE 2025 @ 12 NOON

FOR SALE



Suitable for alternative uses
subject to planning

Size: 748.26 sqm (8,054 sqft)

Subject to ground lease which
commenced 15/05/1987 for a
period of 125 years

Site area circa 0.5 acres

Prominent corner location

Offers over £150,000



WHAT 3 WORDS

**NORTHSOUND, ABBOTSWELL ROAD, ABERDEEN,
AB12 3AJ**

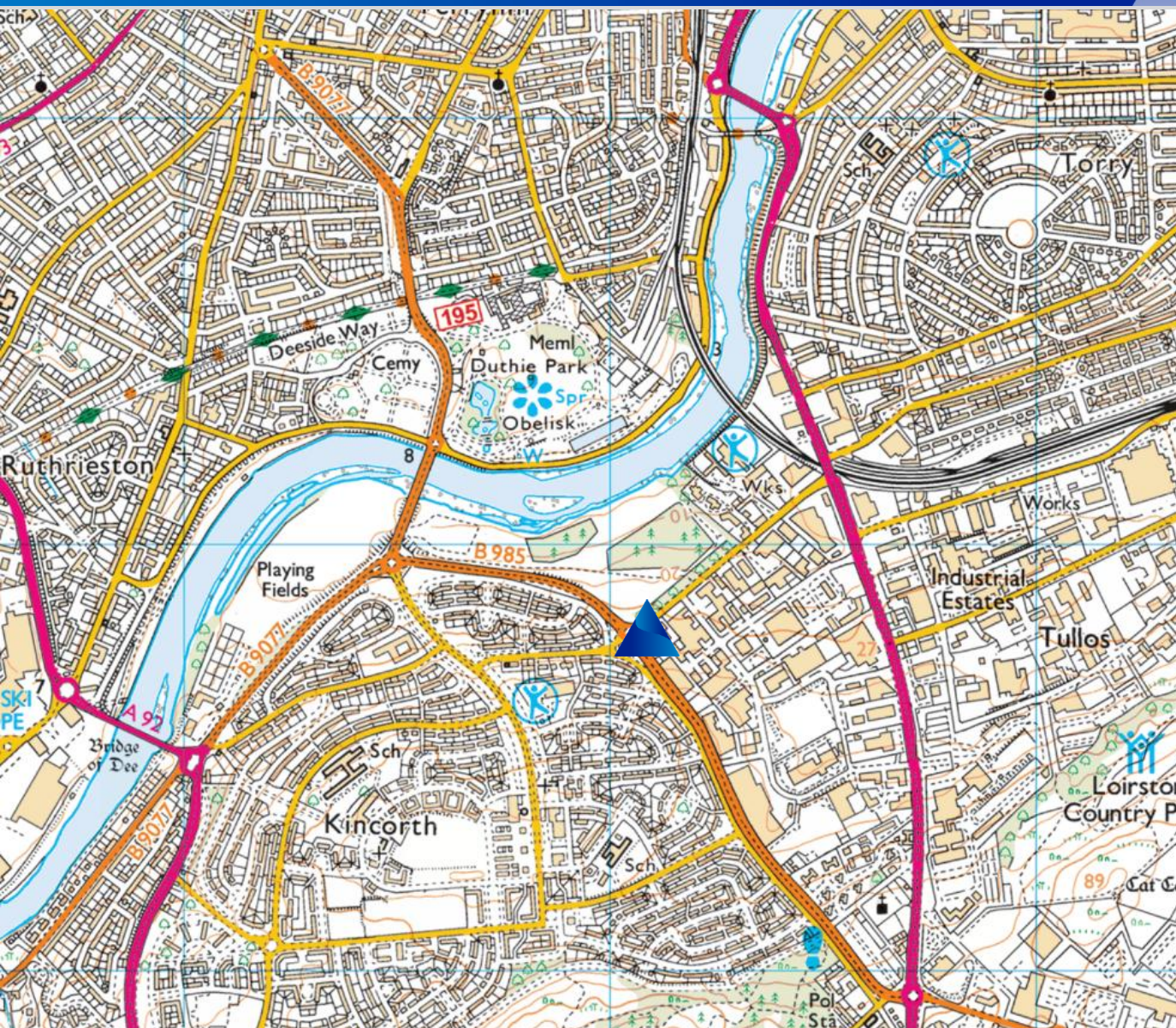
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Location

NORTHSOUND, ABBOTSWELL ROAD,
ABERDEEN, AB12 3AJ



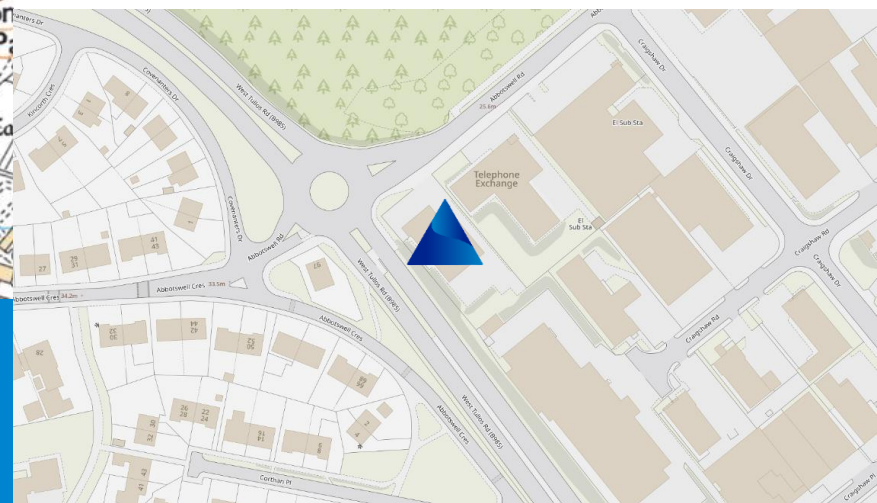
The subjects occupy a prominent corner location within the West Tullis area of Aberdeen. West Tullis benefits from excellent access to Aberdeen's main road network via Wellington Road which links the location to the City Centre and harbour areas to the north of the subjects.

More specifically, the subjects are situated on the South side of Abbotswell Road at its junction with West Tullis Road.

Former radio station suitable for alternative
uses subject to planning



FIND ON GOOGLE MAPS





Description

NORTHSOUND, ABBOTSWELL ROAD,
ABERDEEN, AB12 3AJ

The subjects comprise of a detached unit with the main section being steel portal frame construction with a pitched roof over with the walls being a mixture of rendered blockwork and cladding. The front section is blockwork with a flat roof over with the walls being rendered.

Internally, the subjects have been split to provide open plan office space and studio space on the ground floor, with further office space provided at mezzanine floor and associated welfare facilities.

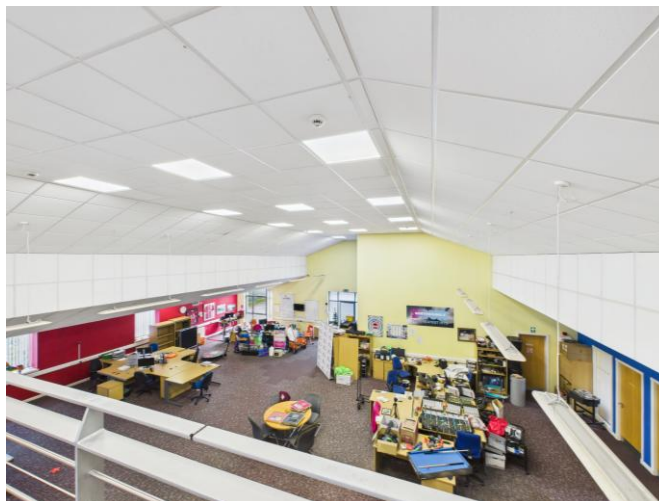
The flooring throughout is predominately carpet with the walls being plasterboard. The ceilings are suspended acoustic tile incorporating light fittings. PVC double glazed windows provide good levels of natural light to the areas.

Heating is provided by means of wall mounted radiators with several areas having air conditioning units.

Accommodation

	m ²	ft ²
Ground Floor	620.38	6,678
First Floor	127.88	1,376
TOTAL	748.26	8,054

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).





Price

Offers in excess of £150,000 are invited.

Alternative Uses

We believe the premises would be suitable for alternative uses and an ingoing occupier would need to make their own enquires to the local planning authority to establish the suitability of their proposed scheme. Any offer which is subject to a change of use will require sight of proposed plans before an offer will be considered.

Ground Lease

The subjects are held by way of a ground lease at a passing rental of £15,000 pa which commenced on the 15th May 1987 for a period of 125 years. Full ground lease documentation can be provided to interested parties upon request.

Rateable Value

The subjects are currently entered into the Valuation Roll at a rateable value of £62,000. An ingoing occupier will have the opportunity to appeal this figure.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of C.

Further information and a recommendation report is available to seriously interested parties on request.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable with any costs associated in assigning the ground lease being split equally between the parties.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE MAY 2025.

Get in Touch

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



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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.

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