

**TO LET
MAY SELL**

**Former Nursery
Premises with
Residential Planning
Consent**

Located in popular Rosemount
neighbourhood

Planning in situ for change of use
from Class 10 (non-residential
institutions) to Class 9 (Houses)

Size – 291.61 sqm (3,139 sq.ft)

Price – £325,000



VIDEO TOUR



WHAT 3 WORDS

2A VIEW TERRACE, ABERDEEN, AB25 2RR

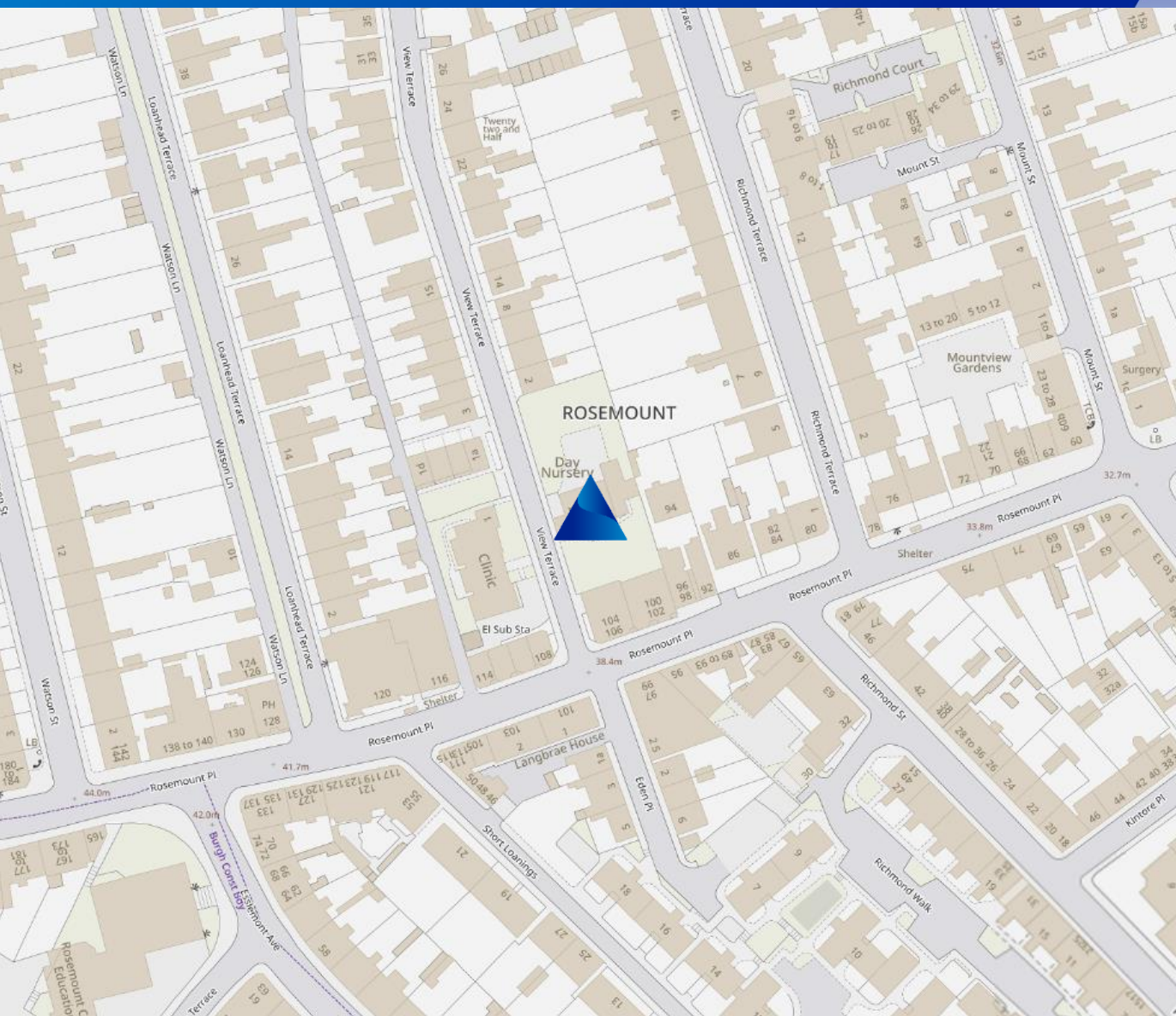
CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk | 01224 202800 | shepherd.co.uk
Melanie Grant, melanie.grant@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location

2A VIEW TERRACE, ABERDEEN, AB25 2RR



The subjects are located on the east side of View Terrace, approximately 20m from its junction with Rosemount Place. The Rosemount area of Aberdeen forms an established retailing location, a short distance to the northwest of the city centre, where surrounding occupiers are a mix of commercial and residential in nature.

Within this locale there are reasonable shopping and educational facilities and there is a regular bus service to and from the City Centre. Local business within the vicinity include the Koi Thai Restaurant, Third Circle Coffee and Hendrix Hair. The area is also home to established national occupiers including a Sainsbury's Local and Indigo Sun in proximity to the subjects.



FIND ON GOOGLE MAPS



Description

2A VIEW TERRACE, ABERDEEN, AB25 2RR



The subjects comprise a semi-detached building of traditional granite construction, with a slate roof over. The subjects occupy a substantial site covering c. 0.27 acres including car parking provision to the front of the building and enclosed garden area to the rear.

Internally, the subjects at present are laid out to provide at ground floor level an entrance vestibule along, 2 open plan rooms and toilet facilities. First and lower ground floor provide additional rooms utilized historically for associated nursery services, staff areas and storage. There are two means of access to the first floor, one is from the main entrance vestibule and another via a stairwell from the buildings west elevation.

Accommodation

	m ²	ft ²
Lower Ground Floor	101.15	1,089
Ground Floor	83.20	896
First Floor	107.26	1,155
TOTAL	291.61	3,139

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).



Planning Consent

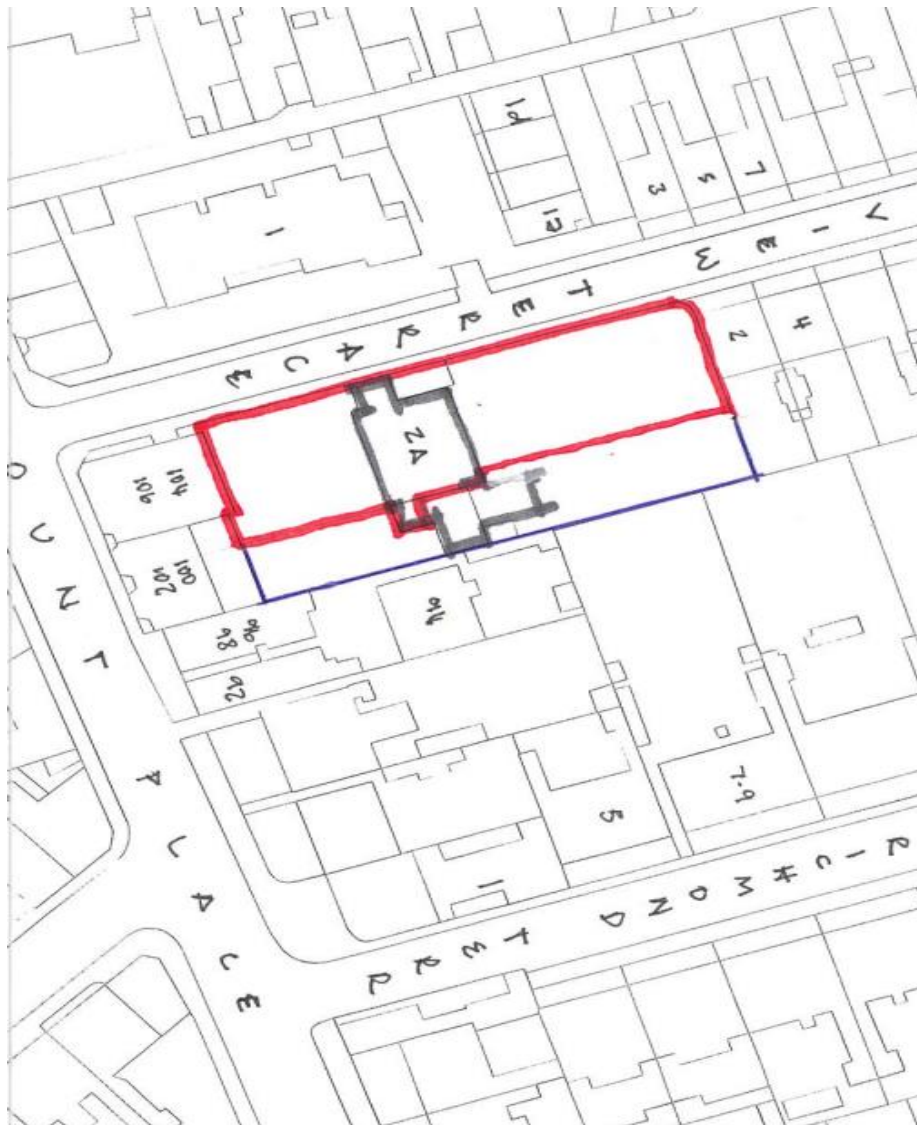
The subjects benefit from a planning application granting 'change of use from Class 10 (non-residential institutions) to Class 9 (Houses) and erection of boundary wall within rear curtilage.'

Further details can be found via the local authority planning portal with the Ref No. [241460/DPP](#).

Additional Commentary

- The site is also deemed to be suitable for alternative types of residential redevelopment, for example, as flatted accommodation.
- The subjects are currently classed as Class 10 (non-residential institutions) and as such could continue under same use class, which covers (but not limited to) the provision of educational services, a day centre / nursery and for public workshop / religious instruction.

We would recommend interested parties make enquiries to the local planning authority should alternative planning consents be required.



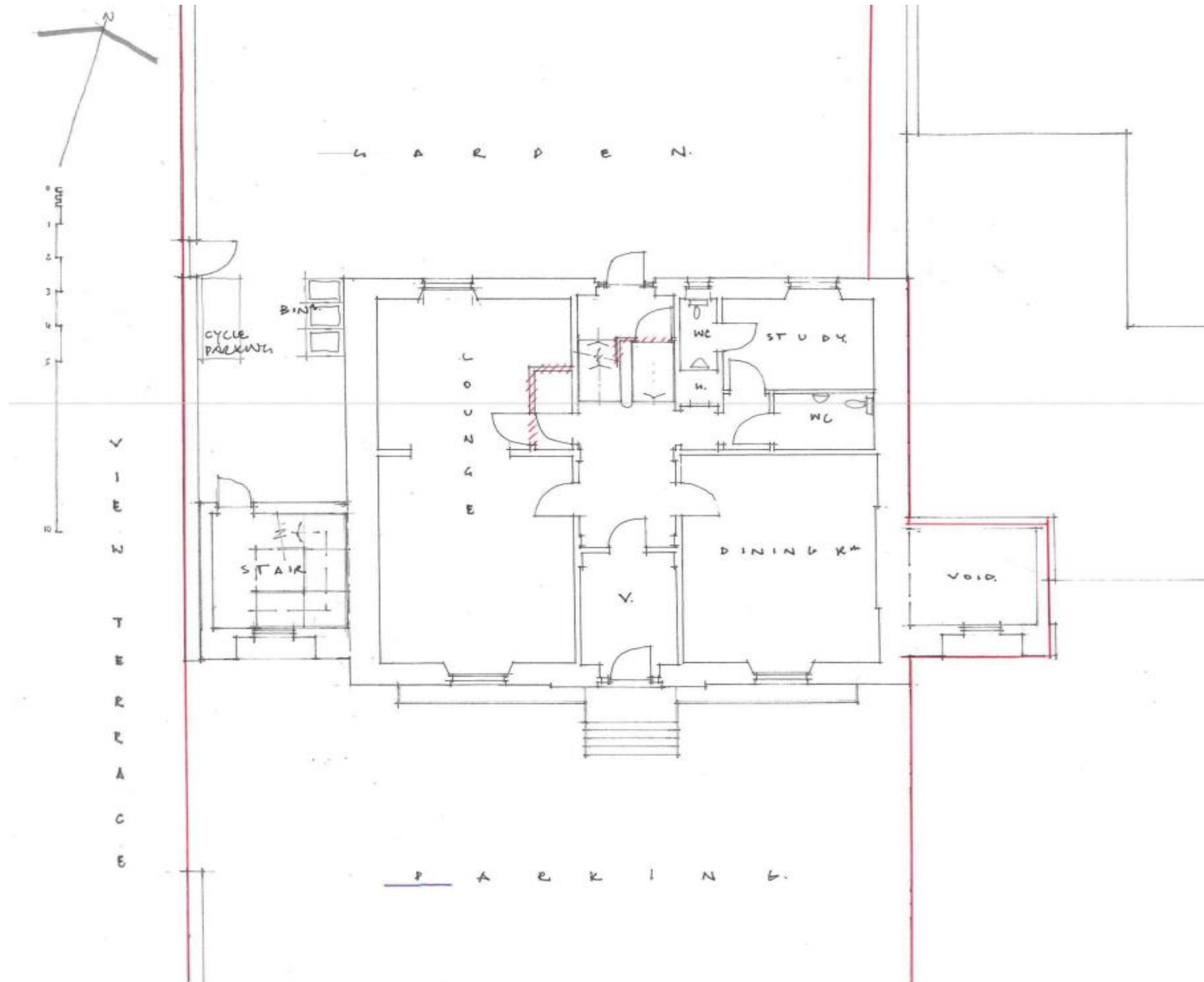
- Subject Boundary
- Adjoined Residential Dwelling (does not form part of sale)



Floor Plans (Proposed)

2A VIEW TERRACE, ABERDEEN, AB25 2RR

Ground Floor

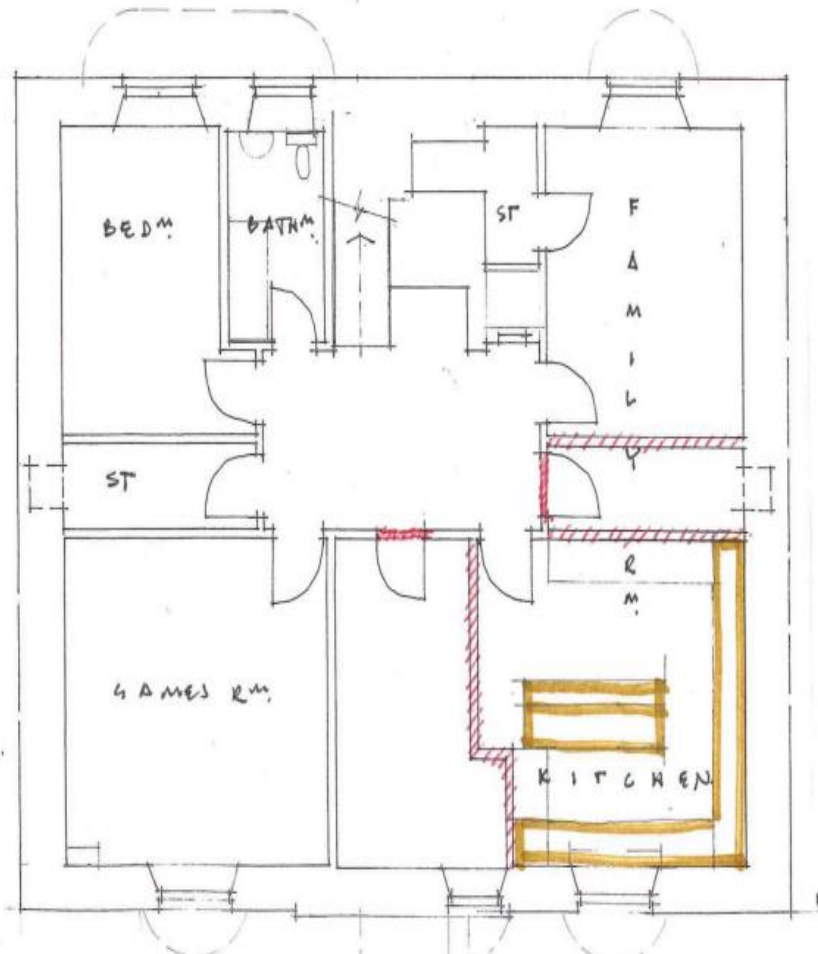




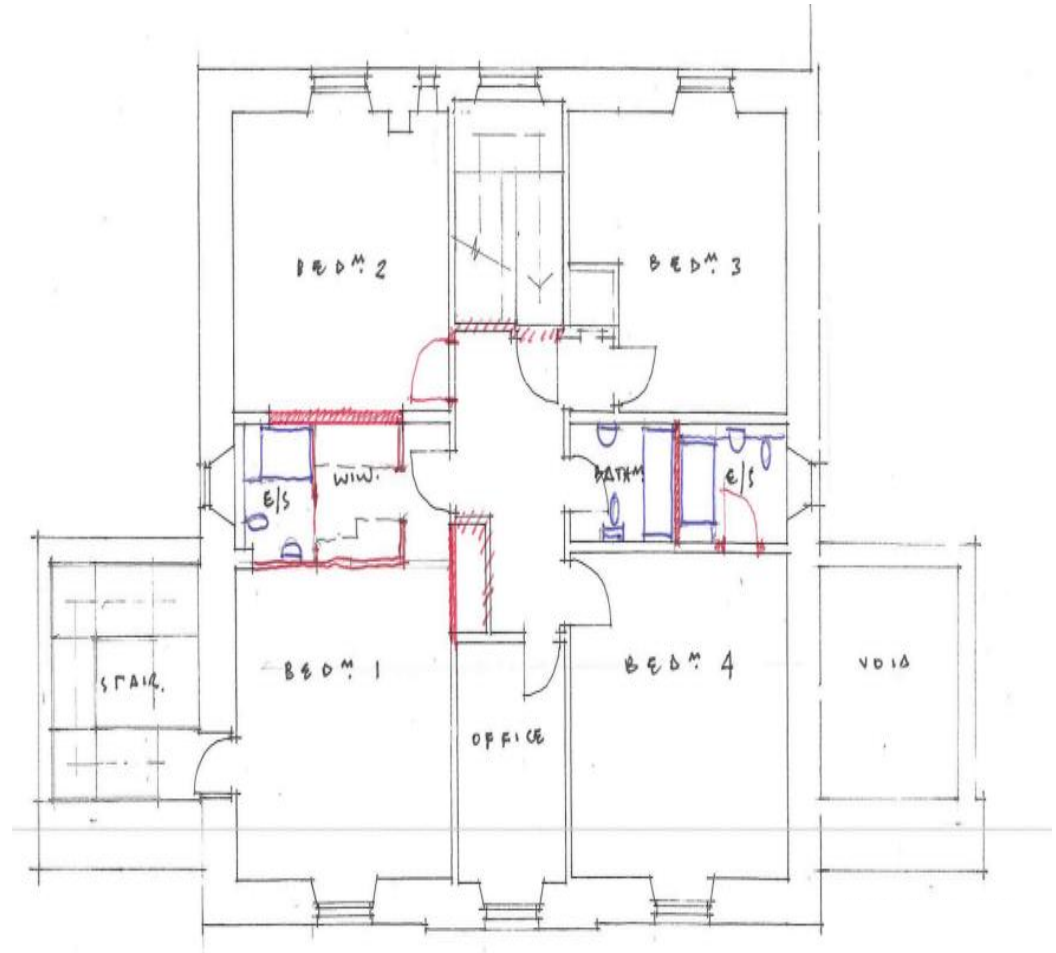
Floor Plans (Proposed)

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Lower Ground Floor



First Floor





Internal Photos

2A VIEW TERRACE, ABERDEEN, AB25 2RR





Price

£325,000 is sought for our client's interest in the premises.

Rateable Value

The property is currently entered into the Valuation Roll at a Rateable Value of £52,000.

Energy Performance Certificate

The subjects currently have an EPC rating of "D".

Further information and a recommendations report are available to seriously interested parties upon request.

VAT

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

Legal Costs

Each party will be responsible for their own legal costs associated with the transaction with the incoming tenant being responsible for any registration dues, LBTT, etc.



Get in Touch

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



Mark McQueen

Mark.mcqueen@shepherd.co.uk



Melanie Grant

melanie.grant@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.

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