

TO LET | FOR SALE

# 16 QUEEN'S ROAD

ABERDEEN  
AB15 4ZT

Substantial  
Townhouse  
Building  
Potential For  
Redevelopment

SUBJECT TO PLANNING

3,129 sq ft  
(290.69 sq m)



# Location

**Aberdeen is Scotland's third largest city with a population of circa 215,000 persons, and a catchment in excess of 500,000 persons.**

The property is situated on the north side of Queen's Road within the popular west end of the city. Nearby properties are a mix of office, residential and leisure uses.



## AMENITIES



- 01 Nuffield Gym
- 02 No.10 Bar & Restaurant
- 03 The Dutch Mill Hotel
- 04 Malmaison Bar & Grill Aberdeen
- 05 The Long Dog Café
- 06 Tesco Express
- 07 Bon Accord Terrace Gardens
- 08 Aberdeen Train Station / Bus Station
- 09 Co-op Food
- 10 Café Cognito



## DRIVE TIMES

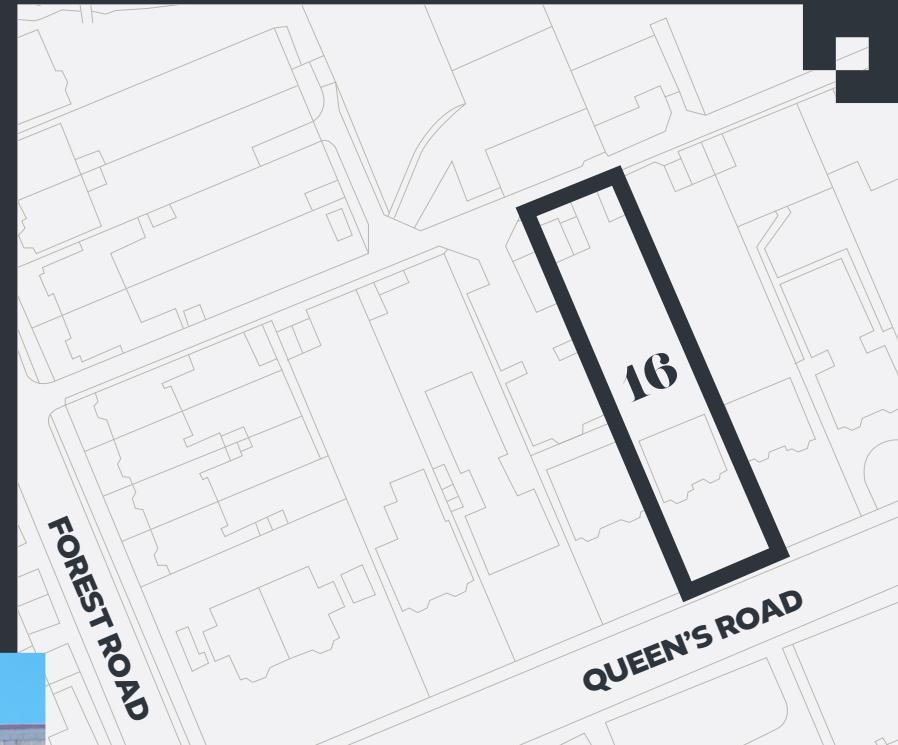
ABERDEEN AIRPORT	20 minutes
DUNDEE	1 hour 20 minutes
INVERNESS	2 hours 40 minutes
EDINBURGH	2 hours 45 minutes
GLASGOW	2 hours 55 minutes

# Description

**The property comprises a detached four storey property of traditional granite construction under a pitched slated roof.**

Extensive parking is provided to the rear of the subjects accessed from Queen's Lane North with additional parking to the front of the property.

Internally the property is currently fitted out to provide a number of individual offices with a reception area at ground floor and a central stairwell accessing the other floors.



## Accommodation

**From our measured inspection we would confirm the property extends to the following areas and dimensions:**

Second Floor	355 sq ft	(32.98 sq m)
First Floor	880 sq ft	(81.72 sq m)
Ground Floor	1,036 sq ft	(96.2 sq m)
Lower Ground Floor	858 sq ft	(79.7 sq m)

**TOTAL** **3,129 sq ft** **(290.69 sq m)**

## PLANNING

We understand that the property sits within the designated West End Area (VC6) centred around Queen's Road, Carden Place and Albyn Place and is Category C Listed. Under Policy VC6 it is noted that the principle of change of use from office to residential will be supported.

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## TERMS

Our clients are looking to sell the property but would give consideration to a long term lease incorporating regular upward only rent reviews. Offers in excess of £550,000 and £60,000 per annum respectively are sought.

## RATES

The property is entered in the Valuation Roll as follows:

Description	Office
Rateable Value ('24/'25)	£61,500

## EPC

The subjects have a rating of 'E'.  
A copy of the EPC is available upon request.

## VAT

All terms are quoted net of VAT where applicable.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred, with the ingoing party responsible for LBTT together with any costs incurred by the Landlord.

## MONEY LAUNDERING REGULATIONS

To comply with Money Laundering Regulations we are legally required to undertake due diligence on prospective purchasers/tenants which will at a minimum include proof of identity/address and funding. Applicable documentation will therefore be required on agreement of Heads of Terms.

## Viewing & Further Information

Strictly by appointment through the sole agents:

wbf.

whitelaw baikie figes

0141 221 6161

[www.wbf.co.uk](http://www.wbf.co.uk)

**Gavin Anderson**

[gavin@wbf.co.uk](mailto:gavin@wbf.co.uk)  
0141 221 6161

**Whitelaw Baikie Figes**

81 St Vincent Street, Glasgow G2 5TF  
0141 221 6161 / [wbf.co.uk](http://wbf.co.uk)

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