

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)

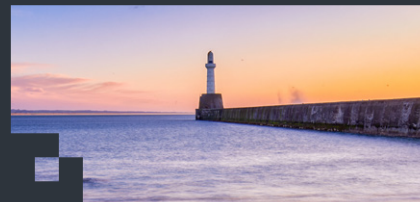
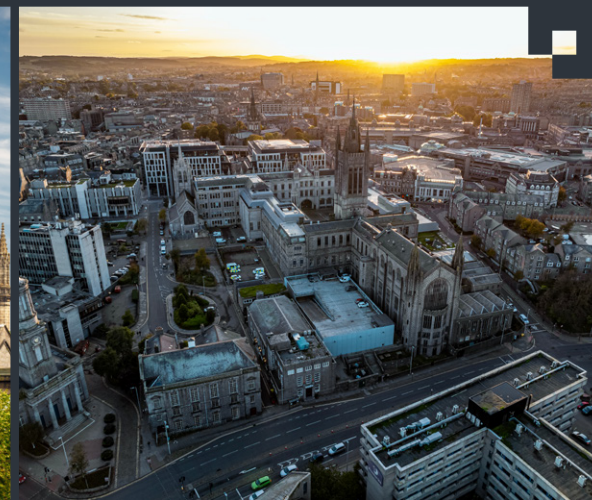




# Location

**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

<b>ABERDEEN AIRPORT</b>	20 minutes
<b>DUNDEE</b>	1 hour 20 minutes
<b>INVERNESS</b>	2 hours 40 minutes
<b>EDINBURGH</b>	2 hours 45 minutes
<b>GLASGOW</b>	2 hours 55 minutes

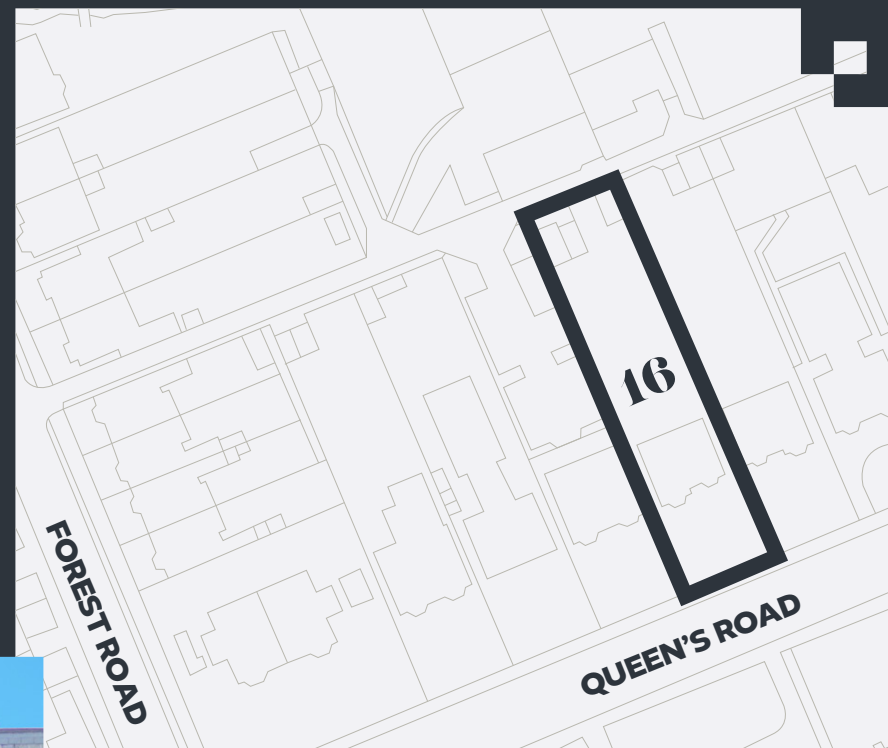


# Description

**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)

<b>TOTAL</b>	<b>3,129 sq ft</b>	<b>(290.69 sq m)</b>
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### 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

**Gavin Anderson**  
gavin@wbf.co.uk  
0141 221 6161

**Whitelaw Baikie Figes**  
81 St Vincent Street, Glasgow G2 5TF  
0141 221 6161 / wbf.co.uk

Misdescriptions. The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. Whitelaw Baikie Figes or Shepherd Commercial for themselves and for the vendors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or lessees 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 and are advised to do so. iii) no person in the employment of Whitelaw Baikie Figes or Shepherd Commercial has any authority to give any representation or warranty whatsoever in relation to this property. iv) all prices, rent and premiums quoted are exclusive of VAT at the current rate. v) any rateable values quoted have been supplied by reference to the relevant local rating authority. Interested lessees are advised to satisfy themselves as to their accuracy. May 2024.