

REDEVELOPMENT OPPORTUNITY  
(SUBJECT TO PLANNING)



For Sale

40 Chapel Street

Aberdeen AB10 1SP

RETAIL & OFFICE BUILDING  
INCLUDING FOUR RESIDENTIAL FLATS

## Key points

- **1,295.77 sq m (13,947 sq ft) approx.**
- **In close proximity to Union Street and all its amenities.**
- **Four residential flats at upper floor level on Chapel Street included in the sale.**
- **Secure private car park to the rear.**
- **Excellent redevelopment opportunity, subject to planning.**

## Accommodation

**Retail / Office space:** Approximate floor areas measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition):

Floor	Sq m	Sq ft
Ground Floor	465.65	5,012
1 <sup>st</sup> Floor	446.45	4,806
2 <sup>nd</sup> Floor	202.23	2,177
<b>Total</b>	<b>1,114.34</b>	<b>11,995</b>

**Residential properties:** Approximate floor areas measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition):

Floor	Sq m	Sq ft
First Floor	46.11	496
First Floor	39.39	424
Attic	53.64	577
Attic	42.29	455
<b>Total</b>	<b>181.43</b>	<b>1,952</b>

## Location

The subject property is located on Chapel Street, approximately 100 metres from Union Street, Aberdeen's main commercial thoroughfare. The property benefits from all its amenity, including restaurants, shops, cafés and bars. Occupiers in close proximity include Shell, PwC, NEO Energy and Holiday Inn.



Ground floor internal

## Planning

Available for a variety of uses, subject to planning.

Our client has created draft plans outlining two mixed-use developments, incorporating both retail and residential. The plans are available for sharing with any parties showing serious interest. Any potential redevelopment of the site should be discussed with Aberdeen City Council at the earliest opportunity.

## Description

**Retail / Office space:** The retail frontage faces on to Chapel Street and is partially glazed. The accommodation over the ground and first floor is largely open-plan. The second floor is more cellular in layout and benefits from private offices, a boardroom and further welfare space.

The space features a suspended ceiling with air conditioning units, raised floors with floor boxes and further perimeter trunking. Flooring is a combination of carpet tiles and laminate flooring.

There is parking for approximately 10 vehicles to the rear of the property. There is plentiful on street parking in the immediate vicinity and Chapel Street Car Park is also in very close proximity.

There is pedestrian access from both Chapel Street and Summer Street, with vehicular access via the latter.

**Residential properties:** There are four one-bedroom flats situated on first and second floor levels. The flats are accessed via a pedestrian door from Chapel Street.

The flats are located within a popular residential area and will require refurbishment.

## Price

£600,000, exclusive of VAT.

## Energy Performance Rating

**Retail / Office space:** The property has a current EPC rating of G.  
The residential properties require to be reassessed.

## Rateable Value

**Retail / Office space:** The subjects have a Rateable Value of £67,500.

## Tenure

Heritable interest (Scottish equivalent to English Freehold).

## VAT

Any monies quoted are exclusive of VAT, which may be payable.

## Legal Costs

Each party will be responsible for their own legal costs. The purchaser will be responsible for any LBTT and Registration Dues.



First floor internal



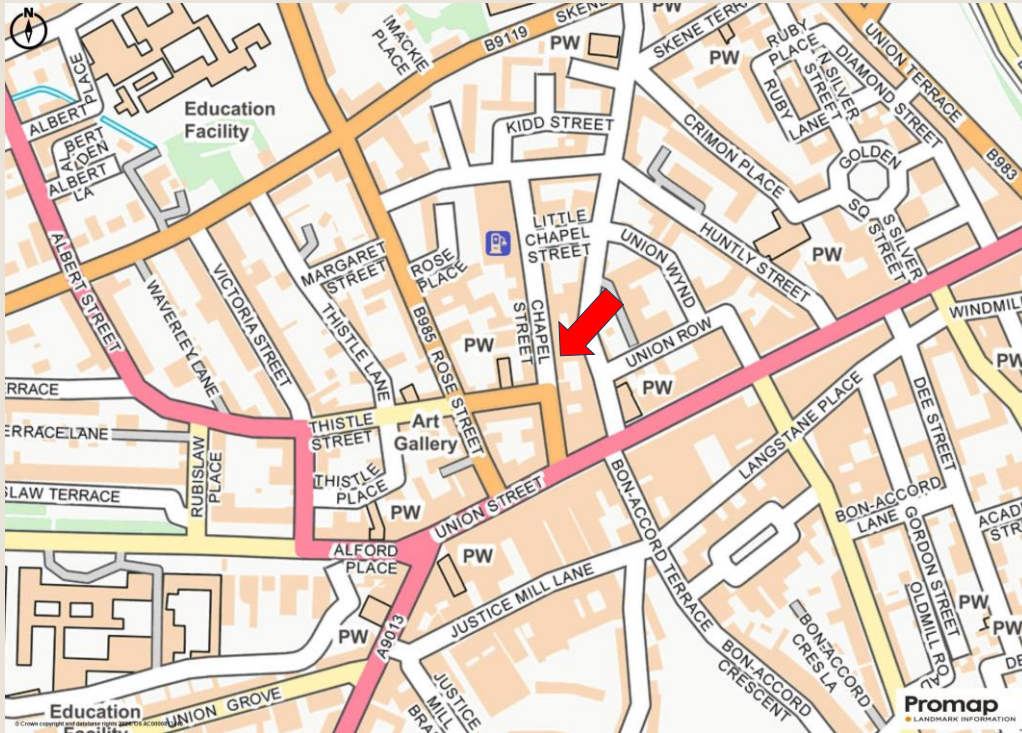
Undercroft car parking accessed from Summer Street



Rear of property

# Location Plans

The location and site boundary is indicated below:



# Key contacts

For further information, or to arrange a viewing, please contact sole agents Knight Frank.



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