

**FOR SALE** DEVELOPMENT OPPORTUNITY OFFERS OVER £325,00

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# 42 VICTORIA STREET

Aberdeen, AB10 1XA



## Key Highlights

- Refurbishment and redevelopment opportunity
- Full planning to convert to residential use
- Large car park to the rear
- Mix of cellular and open plan space
- Offers over £325,000

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' in red and the rest in black, set against a yellow square background.

## Location

42 Victoria Street is located in the West End district of Aberdeen and just outside of the heart of the West End office area. Aberdeen is the principal administrative centre of the north east of Scotland and has an international airport, main line railway station and harbour serving the North Sea oil and gas industry and a ferry port serving the northern isles. It has two universities and a number of higher educational institutions and has a current population of around 230,000.

42 Victoria Street is located at the North end of Victoria Street between Waverly Place and Carden Place. This area features a mixed use of commercial and residential properties and is also situated in close proximity to Union Street, Aberdeen's main commercial thoroughfare.

## Description

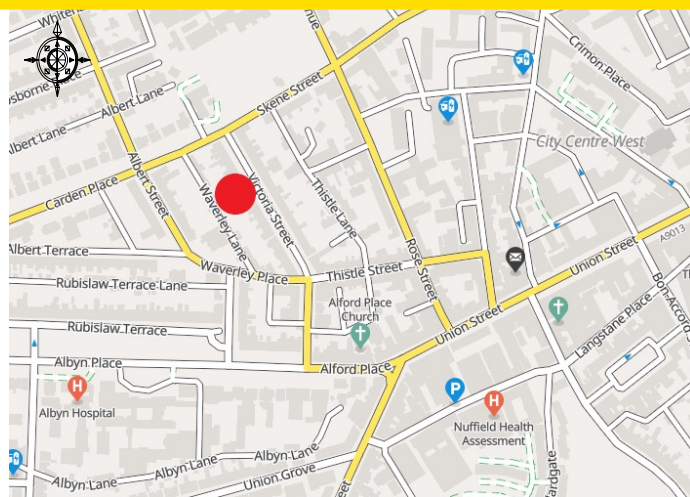
The property comprises of a traditional terraced stonework building under a pitched slate roof. The available accommodation is located on the ground and first floor of the property. To the rear of the property there is a two storey extension sitting under a mono pitch roof.

Internally, the property is of a cellular layout across the traditional portion of the property on both the ground and first floor with the extension providing an open plan aspect across both floors. The property features kitchen and toilet facilities across both levels. The building is made up of part concrete and part timber flooring alongside painted plasterboard walls throughout. The current lighting installed is a mix of surface mounted fluorescent strip and pendant fittings. The property is served by a gas boiler and which was installed in 2018, with the heating provided by gas fired radiators.

## Car Park

The property features an exclusive tarmacadam car park to the rear of the property. The car park is accessed via Waverly Lane and holds space for eight vehicles.

FLOOR AREA	SQ FT	SQ M
Ground Floor	1,913	177.8
<b>Total gross internal floor area</b>	<b>1,913</b>	<b>177.8</b>



## Planning

The property is Grade B listed and currently sits within a conservation area. The property currently sits within use class 4 in the Town And Country Planning (Use Classes) Scotland Order 1997 (As Amended).

The property has Full Planning Permission and Listed Building consent to covert to residential. This was consented by Aberdeen City Council in 2023..

## Rating

The property has been entered into the valuation roll at the following levels:

Ground and First floor - £21,500  
Ground floor rear - £12,500

These values are effective as of the 1st April 2023

## Price

We are seeking offers over £325,000

## EPC

The subjects have an EPC rating of D

## Legal Costs

Each party will bear their own legal costs incurred throughout the transaction as applicable. The incoming purchaser will be responsible for the payment of any Land and Buildings Transaction Tax (LBTT) and Registration Dues.

## Viewings and Offers

All viewings will come by prior arrangement with the sole selling agents to whom all offers should be submitted in Scottish legal form.

## Contact

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