



## FOR SALE Grampian House, 46 Virginia Street

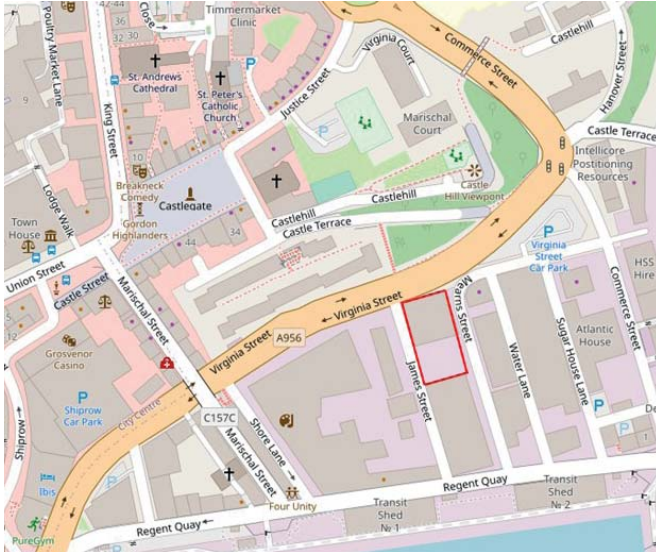
Aberdeen, AB11 5AU | 1,369.7 sq.m (14,745 sq.ft)

To request a viewing call us on 01224 572661

HIGH PROFILE CITY CENTRE SHOWROOM/OFFICE/  
PRIME DEVELOPMENT OPPORTUNITY

- Significant development potential
- Site Area 0.43 Acres (0.18 Hectares)
- Available from May 2024

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## LOCATION

The property is located within Aberdeen City Centre and is in close proximity to the harbour area. Virginia Street forms part of the inner-city ring road network which runs directly to the north of the property and offers access to the north and south of the City via the harbour area.

James Street and Mearns Street, which run parallel to the subject site, provide vehicular access and are linked to Regent Quay at their southern ends.

Surroundings occupiers are mixed in nature and include Kenway Tyres, Aberdeen Tile, Victoria Carpets, Premier Windscreen Scotland, Swan & Co Marine Surveyors and The Warehouse Health Club.

Aberdeen's main train and bus stations, along with Union Square Shopping Centre and Shiprow, are within a 5 minute walk.



## DESCRIPTION

The property forms an office, showroom and warehouse facility housed within a double bay building of full height concrete block wall construction, dry dash rendered externally to dado height and clad above in metal profile sheeting. The roof system is of a steel truss framework clad in a similar material incorporating translucent light panels. There is a heavy reinforced concrete floor and a wall head height of approximately 5m.

Internally, the majority of the ground floor has been converted into office space and showroom with an area of warehouse/workshop being retained. Further office accommodation can be found at first floor level with staff welfare and kitchen facilities located throughout. Heating is from electric panel radiators and there are air conditioning units throughout.

There is a large fully enclosed car-park area to the rear of the property laid to tarmac which allows parking for 33 vehicles.



## FLOOR AREAS

The property has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

GF Workshop	177.2 sq.m	1,908 sq.ft
GF Workshop, Office etc	167.5 sq.m	1,803 sq.ft
GF Offices etc	543.9 sq.m	5,855 sq.ft
<b>GF Sub Total</b>	<b>888.6 sq.m</b>	<b>9,566 sq.ft</b>
FF Offices etc	321.9 sq.m	3,465 sq.ft
Mezzanine	95.7 sq.m	1,030 sq.ft
Storage Building	63.5 sq.m	684 sq.ft
<b>Total Accommodation</b>	<b>1,369.7 sq.m</b>	<b>14,745 sq.ft</b>





### SITE

The subjects command a high profile site off Virginia Street in the heart of the city centre. The site is rectangular in shape and extends to 0.43 Acres (0.18 Hectares).

### USE

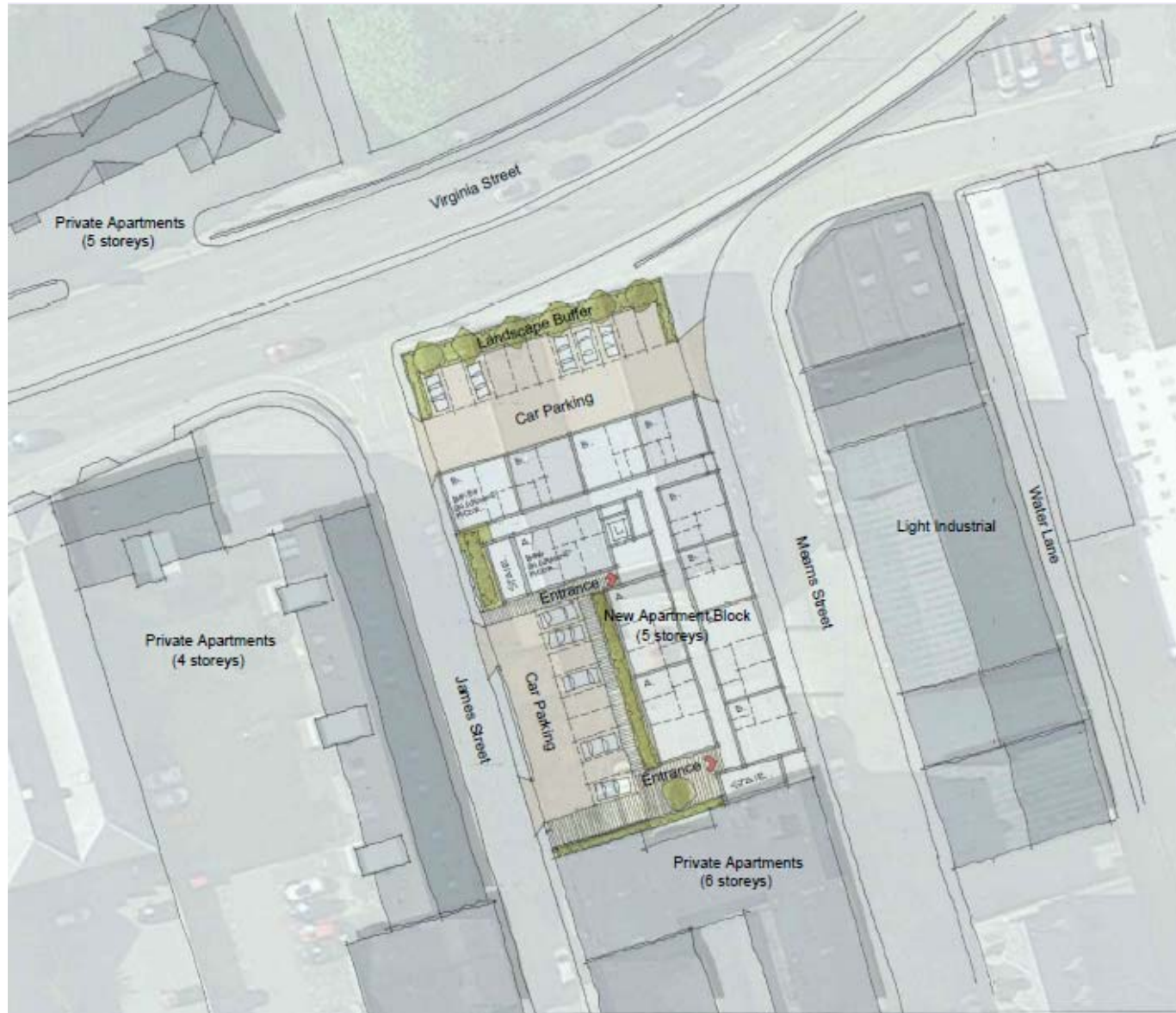
The property falls under Class 4, 5 and 6 of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

### LOCAL DEVELOPMENT PLAN

The property is situated within a mixed use area (H2) in terms of the Local Development Plan and therefore a number of alternative uses may be suitable including redevelopment. Interested parties should make their own enquires with the Planning Department at Aberdeen City Council.

Over the last decade within the surrounding area, a number of residential flatted developments have been established.





### INDICATIVE DEVELOPMENT SCHEME

The residential development scheme above has been collated by Halliday Fraser Munro Architects. The scheme unit numbers are based on a 5 storey block requiring a passenger lift affording 19 type A (2 bed) at 68.0 sq.m and 34 type B (1 bed) 48.0 sq.m.

No discussions have taken place with ACC planning officers or roads officers regarding the proposals and interested parties should make their own enquiries.





## PRICE

Offers invited.

## RATEABLE VALUE

The Rateable Value effective from 1 April 2023 is £98,050.

## RATES DETAIL

Any ingoing occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at [www.saa.gov.uk](http://www.saa.gov.uk)

## EPC

C40. A copy of the Energy Performance Certificate will be available from the marketing agent.

## VAT

Any figures quoted are exclusive of VAT.

## LEGAL COSTS

Each party will bear their own legal costs incurred in documenting any transaction. The incoming occupier will be responsible for any LBTT and Registration Dues applicable.

## ENTRY

May 2024.

## CLOSING DATE

Should a closing date be set, our client will consider both conditional and unconditional offers.

## AML

As part of our statutory obligations relative to Anti-Money Laundering, FG Burnett will require to undertake due diligence on an incoming occupier and will seek identification information at the appropriate time.

## VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

### GRAEME NISBET

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