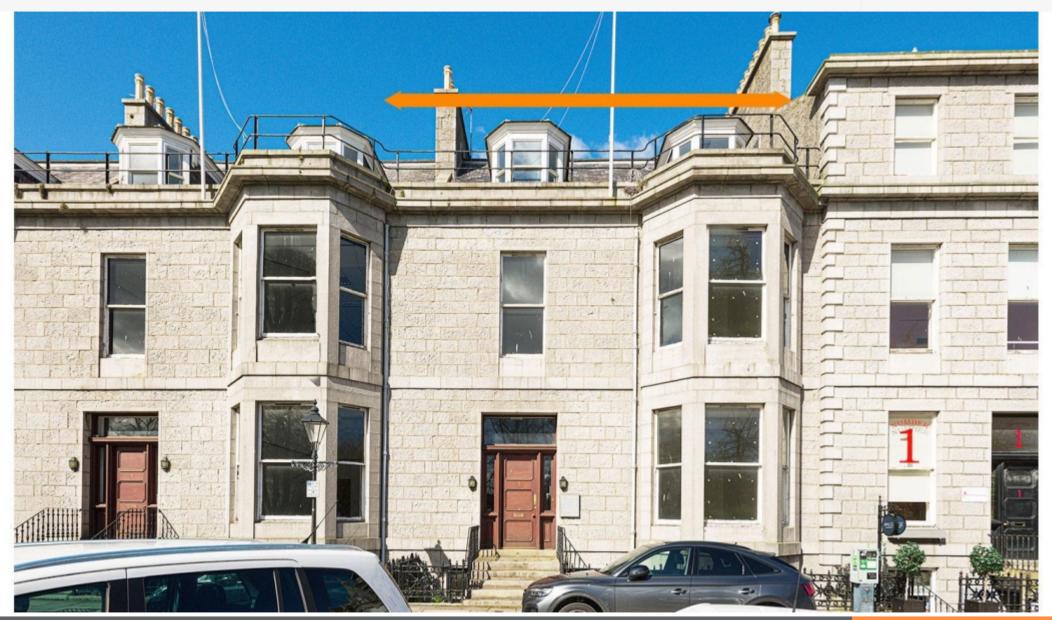
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Property Information

		Location	Description	
 Well Located in the West End of Aberdeen Traditional Office Building with Nearby Occupiers including Stronachs, Genesis Energies, Hall Morrice LLP Potential Residential Redevelopment Opportunity (Subject to Planning) B Listed Building 		Miles67 miles north of DundeeRoadsA90, A96RailAberdeen (2 hours 25 minutes to Edinburgh Waverley)AirAberdeen Airport (6 miles west)	2 Queen's Terrace is a traditional mid terrace granite townhouse building. The property is planned over four floors, has been retained in cellular configuration and benefits from a passenger lift. The property is currently linked at ground and first floor levels with 3 Queen's Terrace which is also being offered for sale separately as Lot 43.	
Lot 43	Auction 9th May 2024	Situation	VAT is applicable to this lot.	
Vacant Possession	Status Available	Queen's Terrace is located in the heart of the West End office district on the north side of Queen's Terrace, providing views over Queen's Terrace Gardens.		
Sector	Auction Venue	Set back from Albyn Place, Queen's Terrace is located within the Albyn Place / Rubislaw Conservation Area. Queen's Terrace is located close to the western end of Union Street and within 1		
Office		mile of Aberdeen train and bus stations.		
		Tenure		

Heritable.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Basement Ground First Second	Office Office Office Office	115.65 106.55 127.88 108.11	(1,245) (1,147) (1,376) (1,164)	VACANT POSSESSION
Total		458.19	(4,932)	

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Contacts

Acuitus

Seller's Solicitors

Mhairi Archibald +44 (0)7718 899 341 Mhairi.archibald@acuitus.co.uk

Alexander Auterac +44 (0)20 7034 4859 +44 (0)7713 135 034 alexander.auterac@acuitus.co.uk Holmes MacKillop 109 Douglas Street Glasgow G2 4hb

Amir Ismail 0141 226 4942 aismail@homack.co.uk

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