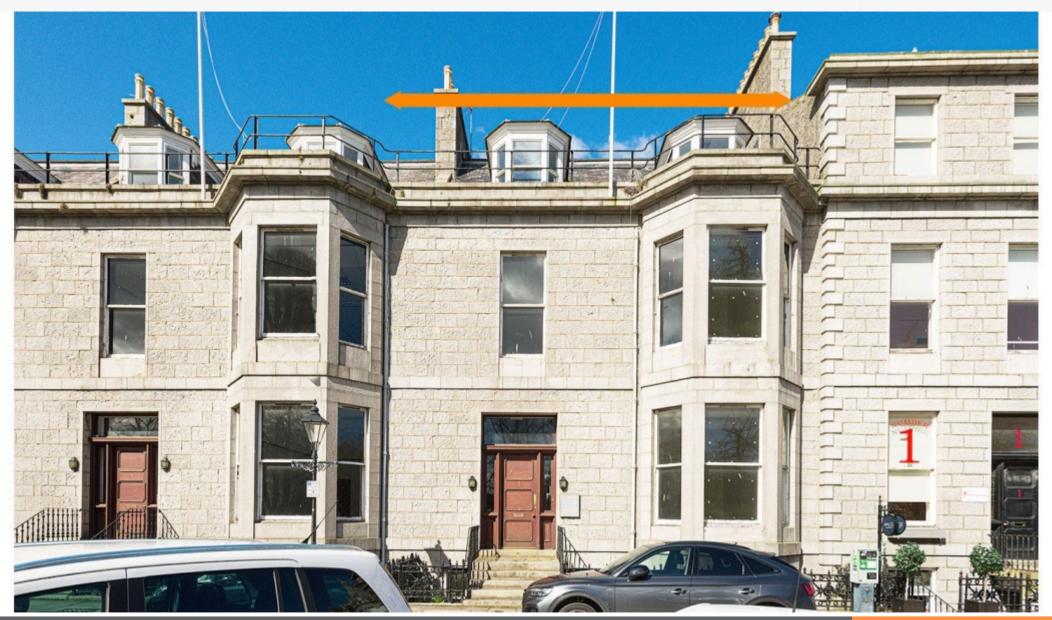
For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)





For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



#### **Property Information**

|   |                         | Location  | Description  |  |
|---|-------------------------|---|--|--|
| <ul> <li>Well Located in the West End of Aberdeen</li> <li>Traditional Office Building with Nearby Occupiers including Stronachs,<br/>Genesis Energies, Hall Morrice LLP</li> <li>Potential Residential Redevelopment Opportunity (Subject to Planning)</li> <li>B Listed Building</li> </ul> |                         | 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. |  |
| <b>Lot</b><br>43  | Auction<br>9th May 2024 | Situation   | VAT is applicable to this lot.   |  |
| Vacant Possession   | Status<br>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 /<br>Rubislaw Conservation Area.<br>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.

#### DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)

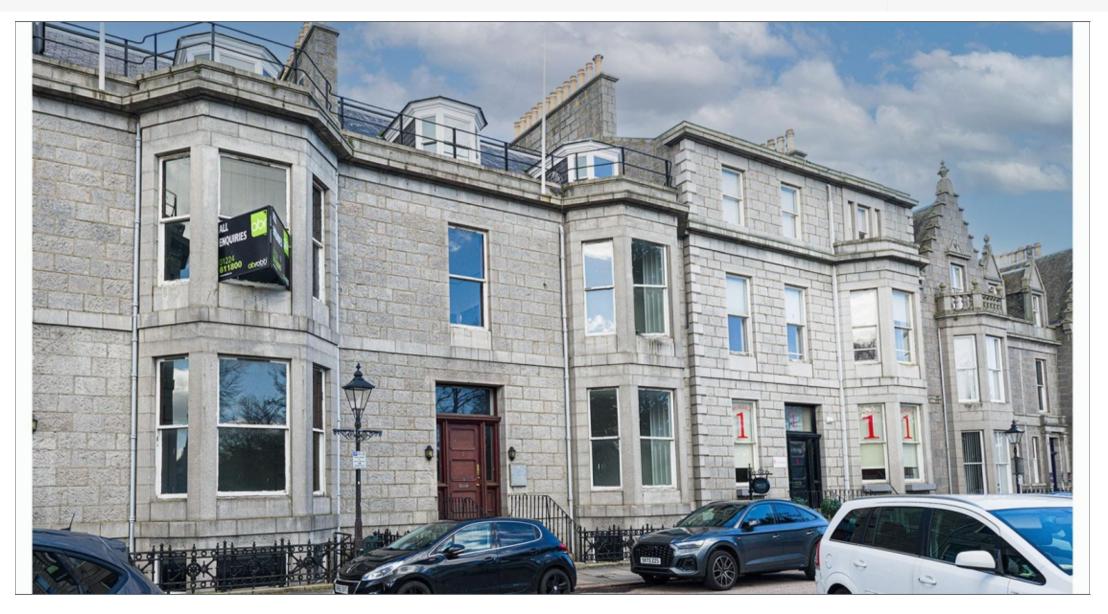


#### **Tenancy & Accommodation**

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

For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)





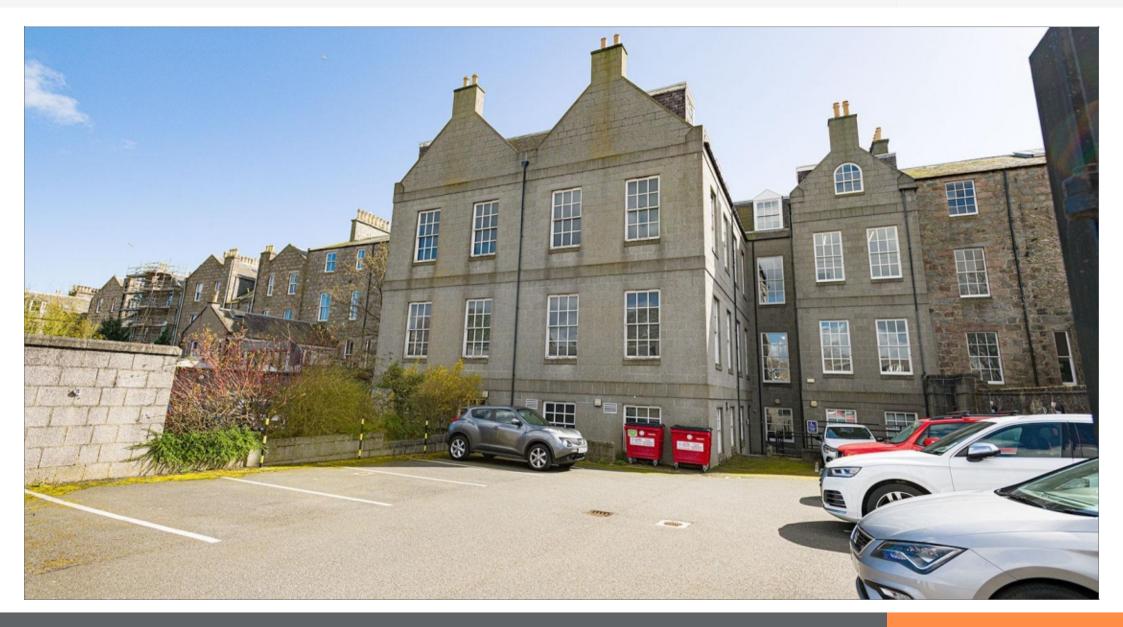
For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)





For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)





For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)





For sale by Auction on 9th May 2024 (unless sold or withdrawn prior)



#### 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

#### **Misrepresentation Act**

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited. 2024