

Lot 38

Vacant Possession

82 Holburn Street,
Aberdeen, Aberdeen AB10 6BY

Heritable former leisure property



Key Details

- Prominent city centre location on main arterial route.
- Redevelopment opportunity (planning consent obtained - please see legal pack)
- Neighbouring occupiers include Pizza Hut, Sainsburys Local, Alpine Bikes and Salon Services.
- Central location on main public transport routes and Union Street to public transport and within a short walking distance.

Location

Miles: 67 miles north-east of Dundee
Roads: A90, A96
Rail: Aberdeen Railway Station (Mainline and Scotrail)
Air: Aberdeen Airport

Situation

The property is situated in the west side of Aberdeen city centre, on Holburn Street near its junction with Ashvale Place. The surrounding area is a mix of residential and commercial use with neighbouring occupiers including Papa Johns, Pizza Hut and Sainsburys Local together with local traders. The central location offers good connectivity to public transport and local amenities. Union Street, the city's principal thoroughfare, is also within a short walking distance.

Description

The property comprises of a bar and leisure venue. The property is arranged over ground, lower ground and basement floors. The main access to the property is via Holburn Street together with access to part of the basement (in its current configuration) from Union Glen. Planning permission was recently granted for a partial change of use of the lower ground and basement floors to form a Private Members Club and previously to form four, two-bed flats. The subjects would be suitable for redevelopment to a variety of uses, subject to planning.

Tenure

Heritable.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

Please see the Legal Pack for further details

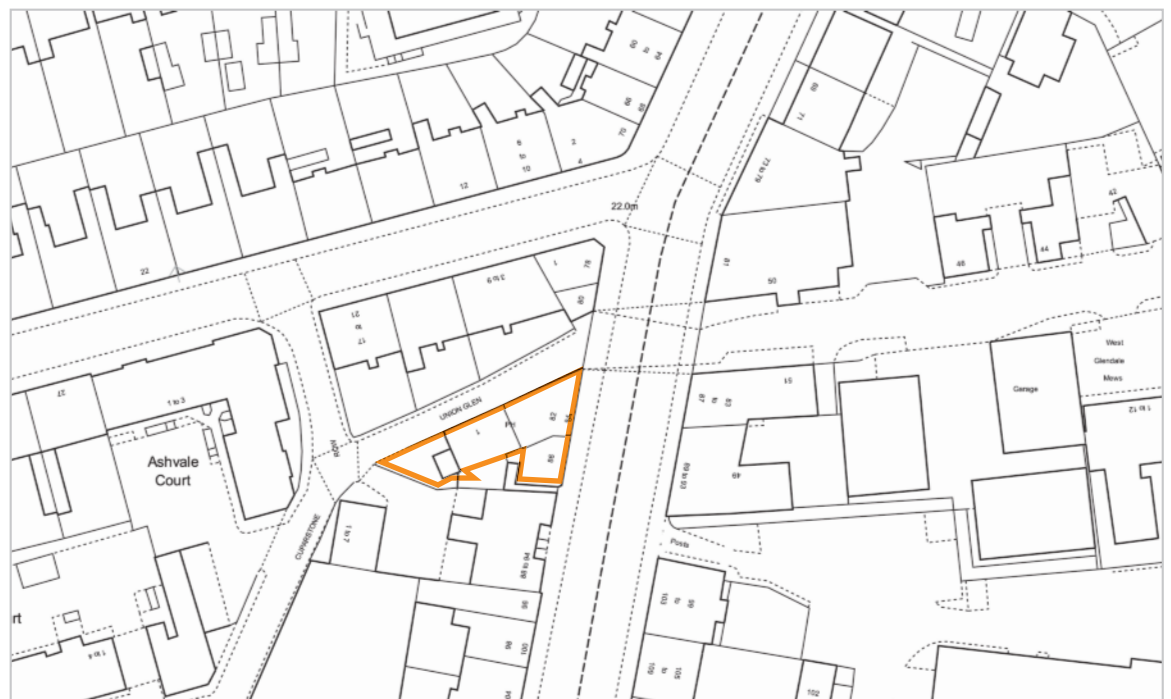
Viewings

Please contact Mhairi Archibald (0771 8899341)

Tenancy and accommodation

Accommodation	Floor Areas (Approx)	Possession
Ground	73.09 sq m (787 sq ft)	Vacant Possession
Lower Ground	204.79 sq m (2,204 sq ft)	
Basement	167.49 sq m (1,803 sq ft)	
TOTAL	445.37 sq m (4,794 sq ft) (1)	

(1) Gross Internal Area



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