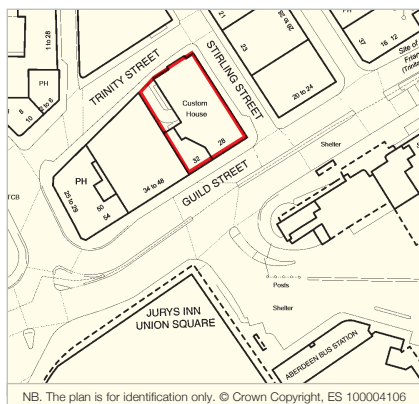
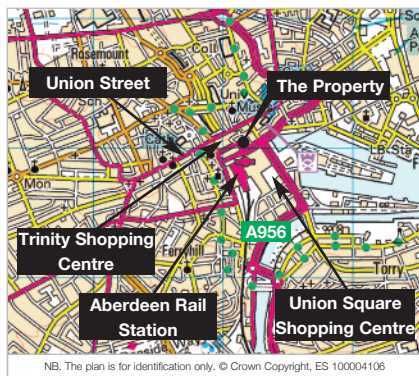


Aberdeen Custom House 28 Guild Street Aberdeenshire AB11 6GY

- **Attractive Freehold Vacant Office and Convenience Store Investment**
- Comprising a total of 3,029.9 sq m (32,613 sq ft)
- Part let to Martin McColl Ltd
- Excellent city centre location opposite Aberdeen bus station and 100 metres from the Union Square leisure and shopping development and Aberdeen Rail Station
- Redevelopment potential (1)
- Total Current Rents Reserved

**£10,000 pa
plus vacant offices**

On the Instructions of



Tenure

Freehold.

Location

Aberdeen is the third largest Scottish city and the main administrative centre of the North East of Scotland. The city benefits from good communications being at the junction of the A90 and A96, Aberdeen Rail Station services to London (King's Cross) taking approximately 6 hours 45 minutes and Aberdeen Airport which is some 6 miles north of the city centre.

The property is located in a conservation area on the north side of Guild Street (A93), at its junction with Stirling Street, opposite Aberdeen bus station and Jurys Inn Hotel, Union Square. An entrance to the Union Square Shopping and Leisure Centre and Aberdeen Rail Station is approximately 100 metres to the west. Occupiers in Union Square include Boots the Chemist, Apple, Ask Italian, Cineworld, Fat Face, Costa Coffee, Greggs, H&M, Carluccio's, Nando's, Pizza Express, Hollister, JD Sports, Marks & Spencer, Next, O2, Superdry, TK Maxx, Starbucks, TGI Fridays, Zara, Wagamama and Zizzi, amongst many others.

Union Street and the Trinity Shopping Centre are to the rear of the property and can be accessed directly via a covered walkway fronting Guild Street, some 150 metres from the property. Aberdeen harbour is also within 150 metres of the property.

Description

This substantial and attractive corner property is arranged on basement, ground and six upper floors. Part of the ground floor comprises a convenience store with basement storage. The remainder of the property comprises office accommodation with basement storage and 12 car parking spaces, accessed via Trinity Street. The offices benefit from two passenger lifts and WC facilities on each floor.

Planning (1)

The offices may lend themselves to alternative uses, e.g. residential or hotel redevelopment, subject to obtaining all the necessary consents. All enquiries should be made to Aberdeen City Council.

Website Address: www.aberdeencity.gov.uk

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allcop.co.uk

Energy Performance Certificate

EPC Rating 55 Band D (Copy available on website)

No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor Shop	Martin McColl Ltd	Ground Floor	78.2 sq m	(842 sq ft)	35 years from 21.10.1982 by way of lease extension Effectively FR & I Mutual option to determine on 1 month's notice	£10,000 p.a.	Holding Over
		Basement	72.8 sq m	(783 sq ft)			
		Total	151.0 sq m	(1,625 sq ft)			
Offices	Vacant	Basement	81.9 sq m	(881 sq ft)	-	-	-
		Ground Floor	316.5 sq m	(3,407 sq ft)			
		First Floor	427.7 sq m	(4,604 sq ft)			
		Second Floor	410.5 sq m	(4,419 sq ft)			
		Third Floor	432.4 sq m	(4,654 sq ft)			
		Fourth Floor	433.6 sq m	(4,667 sq ft)			
		Fifth Floor	412.3 sq m	(4,438 sq ft)			
		Sixth Floor	364.0 sq m	(3,918 sq ft)			
		Total	2,878.9 sq m	(30,988 sq ft)			
		Overall Total	3,029.9 sq m	(32,613 sq ft)	Total £10,000 p.a.		

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor J Simpson Esq, CMS Cameron McKenna Nabarro Olswang LLP. Tel: 0131 200 7633 e-mail: jamie.simpson@cms-cmno.com

