

DM HALL

For Sale

Office / Class 4 —
Business

20 Bon-Accord
Square,
Aberdeen,
AB11 6DJ



211.06 SQM
(2,272 SQ FT)

Property Details

- Well-presented, self-contained office building
- Located in the heart of Aberdeen's West End office district
- Secure private car parking to the rear
- Potential for alternative uses or redevelopment (subject to planning)
- Offers in the region of £190,000 are invited

LOCATION

Bon Accord Square is a well-established, and prominent positioned location within one of Aberdeen's most attractive city centre office and residential locations. The area is well served by a wide range of local amenities including cafes, restaurants and professional services, with Bon Accord Terrace Gardens and Union Terrace Gardens both within easy reach. Excellent public transport links are available nearby, with Aberdeen Railway and Bus Stations located less than a 10-minute walk away.



DESCRIPTION

20 Bon Accord Square comprises a traditional mid-terraced granite and slate building arranged over lower ground, ground and two upper floors, providing well-presented office accommodation throughout. The property retains a number of attractive period features including ornate corning, high ceilings and large sash windows that allow excellent levels of natural light. The accommodation provides a mix of cellular offices and meeting rooms suitable for all occupier requirements.

The building benefits from a prominent frontage overlooking Bon Accord Square and offers an attractive city centre working environment. The property has most recently been occupied by a professional services firm but may lend itself to alternative uses or residential redevelopment, subject to obtaining the necessary consents.



The Lower Ground Floor, benefits from self-contained access points and can be occupied independently.

Secure car parking is provided to the rear of the property, additional on-street parking is also available nearby.

ACCOMMODATION

Measured on a Net Internal basis in accordance with the RICS Code of measuring practice (6th edition), the property provides the following approximate area:

Lower Ground Floor	53.72 sqm	(578 sq ft)
Ground Floor	60.46 sqm	(651 sq ft)
First Floor	58.39 sqm	(629 sq ft)
Second Floor	38.46 sqm	(414 sq ft)
Total	211.06 sqm	(2,272 sq ft)

SERVICES

The property is served with mains electricity, gas and water with drainage being to the main public sewer.

Make an enquiry

Christopher.Paul@dmhall.co.uk

Melissa.Morice@dmhall.co.uk

ENERGY PERFORMANCE

Full documentation is available upon request.

NON-DOMESTIC RATES

The property is currently listed within the Valuation Roll as having the rateable values of

Lower Ground Floor	£3,500
Ground Floor	£25,000

The Uniform Business Rates for the year 2024/2025 is 49.8p in the £.

Water and wastewater rates are also payable.

PRICE

Offers in the region of £190,000 are invited, for our client's heritable interest in the property.

VAT

All prices quoted in this schedule are exclusive of VAT.

COSTS

Each party will be responsible for their own costs. Any ingoing Purchaser will be responsible for their own legal costs. Any ingoing occupier will be responsible for the payment of LBTT and registration dues.

ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on Purchasers. Once an offer has been accepted, the prospective Purchaser(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.

DM Hall Commercial Department
4-5 Union Terrace
Aberdeen AB10 1NJ

01224 594 172

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.