



- **Mixed use investment opportunity**
- **Located in the heart of Aberdeen City Centre**
- **Passing rent of £59,820 per annum**
- **Active planning consent for residential conversion across the second and third floors**
- **Private Car Park**
- **Price: O/O £495,000**

## Location

51-53 Huntly Street is situated in the heart of the city centre close to Union Street, Aberdeen's traditional retail pitch. The property's location benefits from numerous bus services serving the city centre and Aberdeen's main railway and bus station are just a short walk away. The subjects are well placed for a wide range of amenities that include cafes, shops, restaurants and bars.

Occupiers in the vicinity include; Centrum Serviced Offices, Dana Petroleum, Deloitte LLP and Fifth Ring.

## Accommodation

The property comprises a 4 storey granite stone building arranged over basement, ground and 3 upper floors to provide a restaurant, hairdresser and office suite with 1 flat above. The property benefits from a secure gated parking for up to 13 cars (4 spaces are let to Gavin Bain & Company).

There is active planning consent for residential conversion across the 2<sup>nd</sup> and 3<sup>rd</sup> floors.

## Price

Offers over £495,000 are sought.

## EPC

On application

## VAT

Our client has opted to waive exemption for VAT. The transaction will be treated as a Transfer of a Going Concern (TOGC).

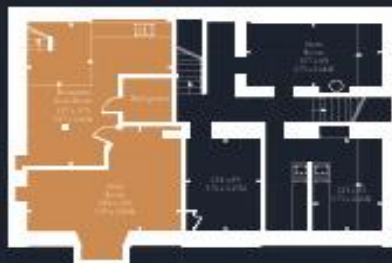
## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



## RESTAURANT

- + *Yorokobi* by CJ is a locally owned, Michelin recommended Japanese and Korean restaurant, trading since 2009.
- + Current rent of £22,000 per annum exclusive of VAT (including one parking space)
- + Lease expiring February 2025
- + 3,728 sq ft (60.53 sq m)
- + Full Repairing and Insuring Lease



BASEMENT



GROUND FLOOR

93



## HAIRDRESSER

- + Current rent £2,800 per annum + VAT (including two parking spaces)
- + Lease expiring November 2026
- + Rent review November 2019/2022/2025
- + 3,072 sq ft (99.59 sq m)
- + Full Repairing and Insuring Lease
- + Energy Performance rating of D



BASEMENT



GROUND FLOOR

94





## FIRST FLOOR APARTMENT

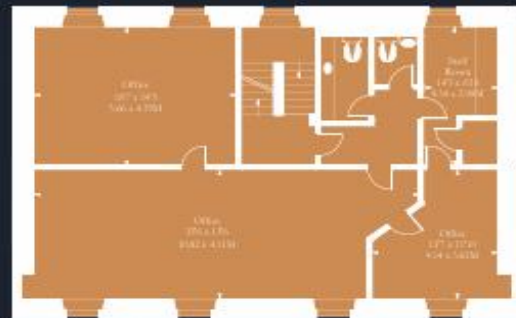
- + Executive three bedroom apartment
- + Currently let for £11,700 per annum on a private residential tenancy agreement (includes one parking space)
- + 1,725 sq ft (160.25 sq m)
- + Energy Performance rating of D

FIRST FLOOR

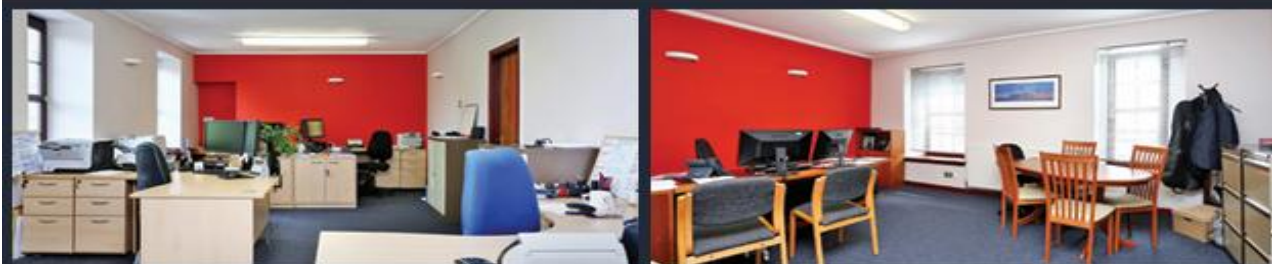
51-53 HUNTLY STREET - ABERDEEN AB10 1TH

## SECOND FLOOR OFFICE SUITE

- + Findlay Brown Limited emerged from the long established partnership of Garden & Marshall in August 2010. Registered with the ACCA, its Chartered Certified Accountants, they provide a full range of services to a wide and diverse portfolio of businesses.
- + Current rent of £13,320 per annum exclusive of VAT (including three parking spaces)
- + Currently on tacit relocation
- + 1,090 sq ft (101.26 sq m)
- + Full Repairing and Insurance Lease
- + Planning permission (210568/DPP) granted on 26/04/2021 for conversion to two bedroom flat.



SECOND FLOOR





## THIRD FLOOR OFFICE SUITE

- + Third floor office suite
- + Currently vacant and marketed at £8,500 per annum exclusive of VAT (including two parking spaces)
- + 1,147 sq ft (106.55 sq m)
- + Planning permission (210568/DPP) granted on 26/04/2021 for conversion to two bedroom flat



THIRD FLOOR



## PARKING

- + Secure gated parking for up to thirteen cars
- + Four spaces currently let to Gavin Bain & Company, a long-established firm of solicitors and estate agents serving the Aberdeen city & Aberdeenshire areas



## TENANCY SCHEDULE

Tenant	Address	Area Sq. Ft. (N.I.A)	Rent p/a	Lease Expiry (Break Option)	Comments
Yorokobi By CJ	51 Huntly Street	1,728	£22,000	15/02/2025	FRI Lease (tenant since March 2010)
First Floor Flat	First Floor, 53 Huntly Street	1,705	£11,700	n/a	Rented on a private residential tenancy agreement
Findlay Brown Ltd	Second Floor, 53 Huntly Street	1,090	£13,230	03/05/2024	Rolling on tactic relocation since 03/05/2020 (tenant since May 2011) Planning permission (210568/DPP) granted on 26/04/2021 for conversion to two bedroom flat
Third Floor Office Suite	Third Floor, 53 Huntly Street	1,126	Currently Vacant	n/a	Planning permission (210568/DPP) granted on 26/04/2021 for conversion to two bedroom flat
Fletts Hair Salon	53a Huntly Street	1,072	£7,800	13/11/2026	FRI Lease. Rent review in November 2025 (tenant since November 2016)
Gavin Bain & Company	Rear Car Park, 53 Huntly Street	n/a	£5,000	13/04/2024	Rolling 6 month lease with a 3 month notice period (tenant since July 2020)
<b>Total</b>		<b>6,721</b>	<b>£59,820</b>		

## FLOOR PLAN

APPROX GROSS INTERNAL AREA

**7,463 SQ FT | 693.34 SQ M**

(Including Restricted Height Area)

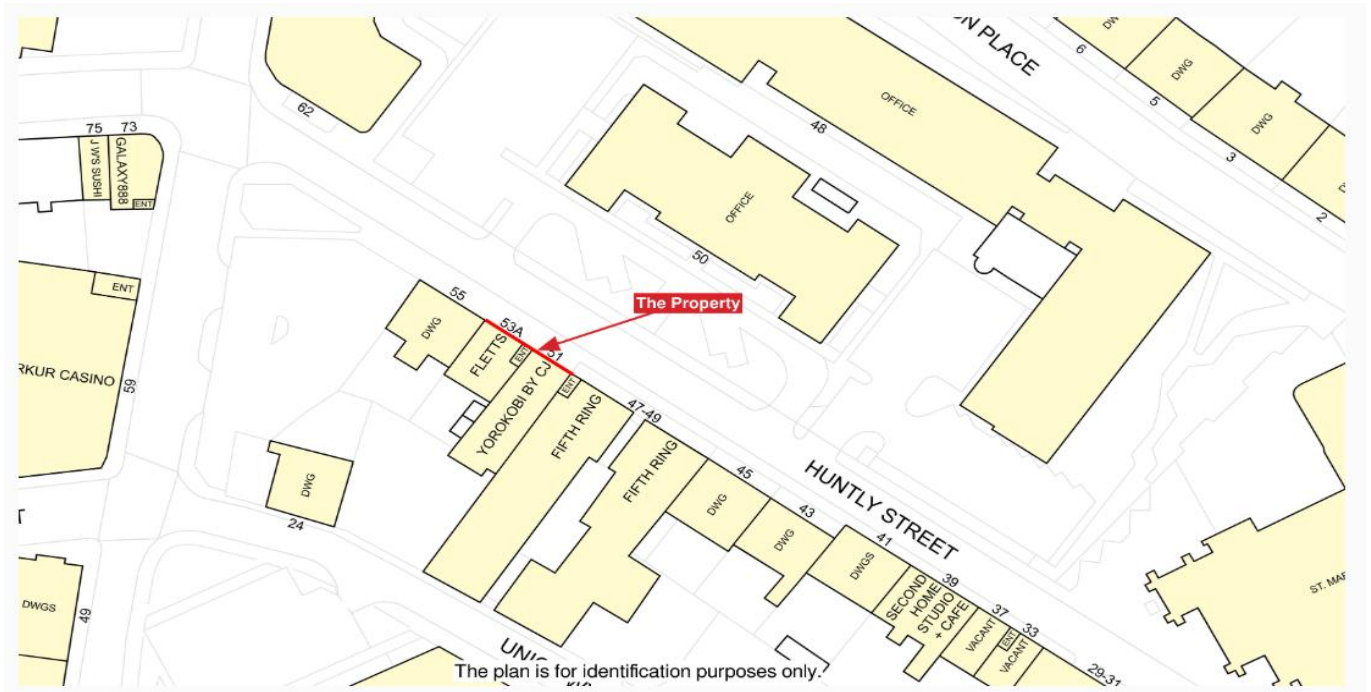
APPROX GROSS INTERNAL AREA

**7,415 SQ FT | 688.88 SQ M**

(Excluding Restricted Height Area)







Viewing strictly by appointment with -

**BRITTON PROPERTY**

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