

FOR SALE

Unique Development Opportunity

Substantial Premises extending to 8,250 SQM (88,794 SQFT)

Central location close to Aberdeen Art Gallery, His Majesty's Theatre and Union Terrace Gardens

Suitable for a variety of use subject to planning

Price : £750,000



VIDEO TOUR



WHAT 3 WORDS

54-70 SCHOOLHILL & THE CLARKE BUILDING, HARRIET STREET, ABERDEEN, AB10 1JQ

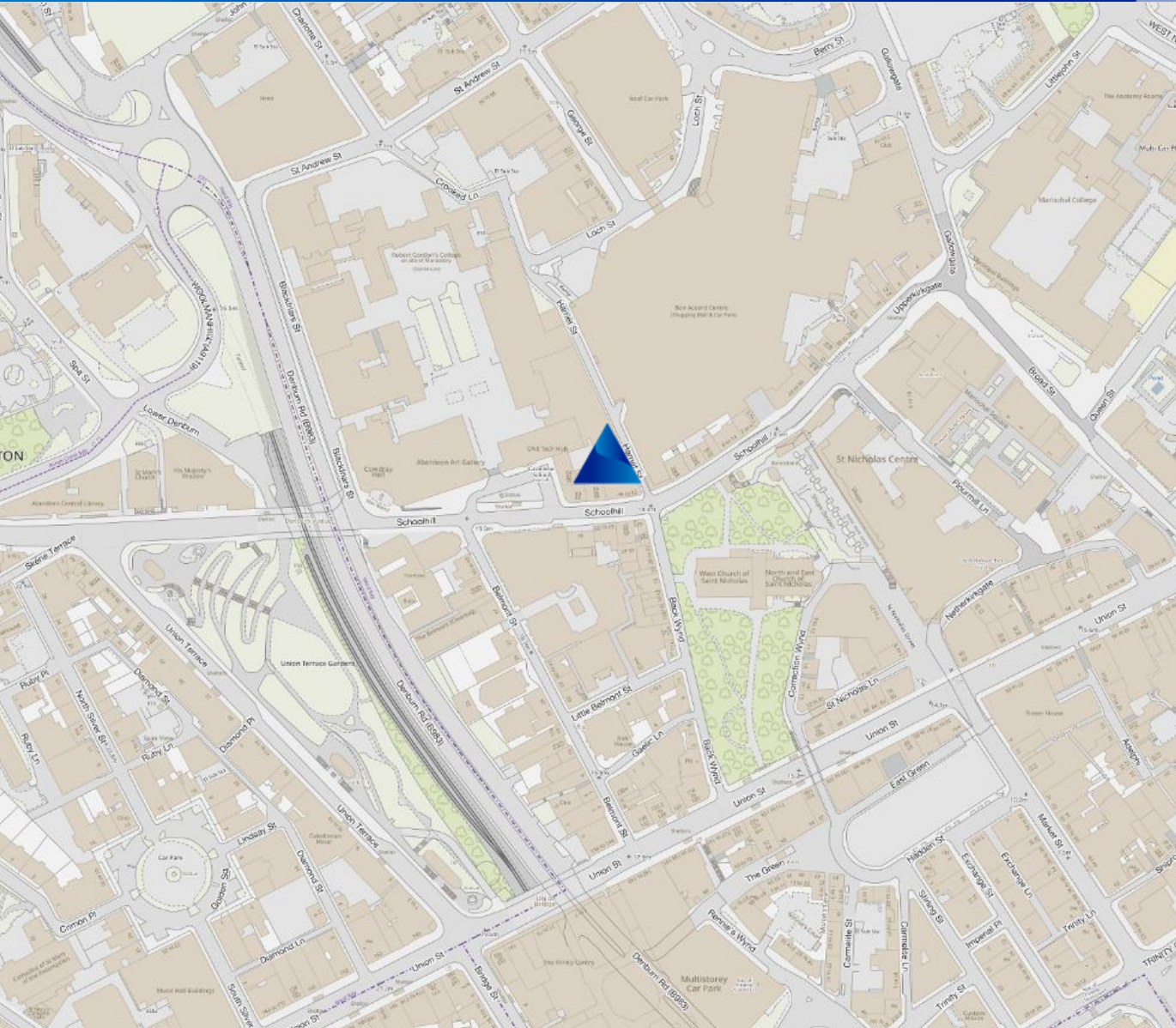
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Location

54-70 SCHOOLHILL & THE CLARKE BUILDING,
HARRIET STREET, ABERDEEN, AB10 1JQ



Aberdeen is Scotland's third largest city with a population of around 220,000 and a regional catchment of 500,000. The city is recognised as the Energy Capital of Europe. The city is also a recognised business destination with excellent academic and research capabilities, benefitting from two highly regarded universities.

The subjects occupy a prominent, City Centre location and accordingly benefits from excellent local facilities to include the adjacent Bon Accord Shopping Centre, Robert Gordons College, Cowdray Hall, The Art Gallery, His Majesty's Theatre and the recently upgraded Union Terrace Gardens.



Unique City Centre
Development Opportunity



FIND ON GOOGLE MAPS



Description

54-70 SCHOOLHILL & THE CLARKE BUILDING,
HARRIET STREET, ABERDEEN, AB10 1JQ



DESCRIPTION

The subjects comprise two substantial buildings occupying a central location within Aberdeen City Centre.

SCHOOLHILL BUILDING

The Schoolhill building comprises a substantial, grade B listed, 4-storey property of red and grey granite external finish under pitch and slate roofs. The property was formally used as a student union, residential accommodation and ground floor retail unit. The premises benefit from a lift accessing all floors.

THE CLARKE BUILDING

The Clarke building comprises a substantial building of modern blockwork construction arranged over basement, ground and five upper levels.

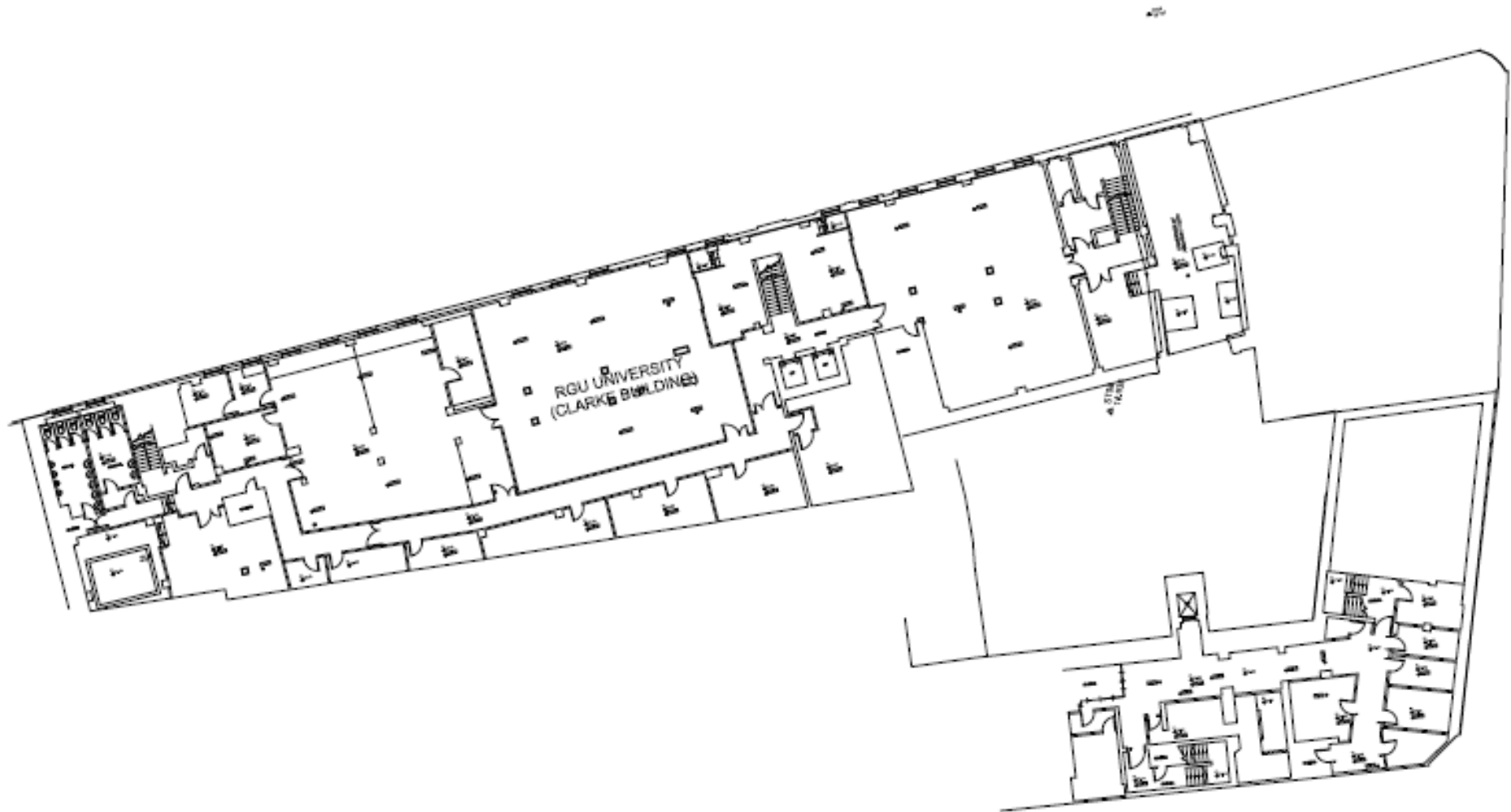
The Clarke Building is situated along Harriet Street, directly adjacent to the Bon Accord Shopping Centre. The building was most recently used as an educational facility and therefore comprises a series of teaching rooms, with lift access to all floors.

There is an open courtyard, accessed from Harriet Street with previous plans for a boutique hotel connecting both buildings



Floor Plans - Basement

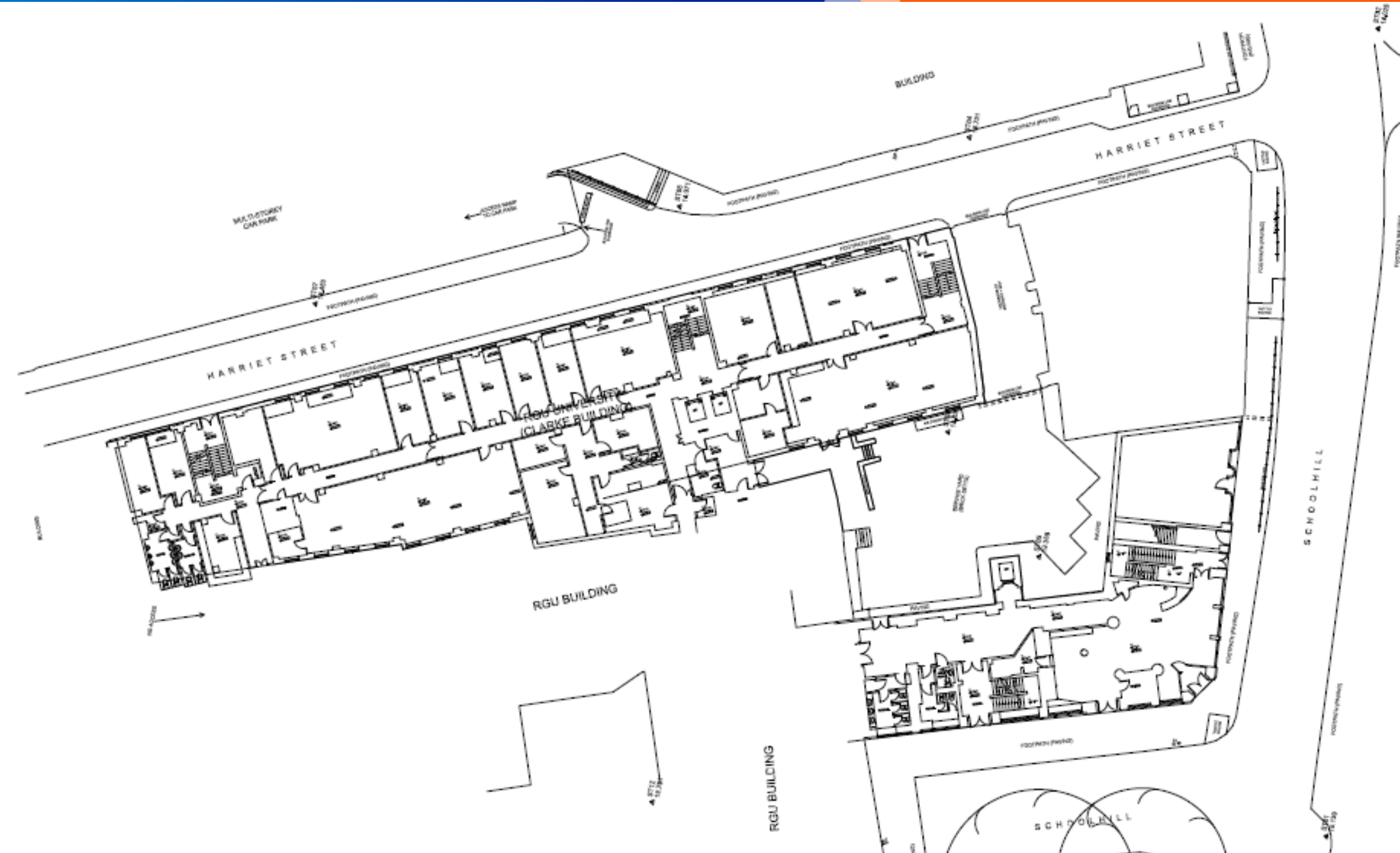
54-70 SCHOOLHILL & THE CLARKE BUILDING,
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Floor Plans – Ground Floor

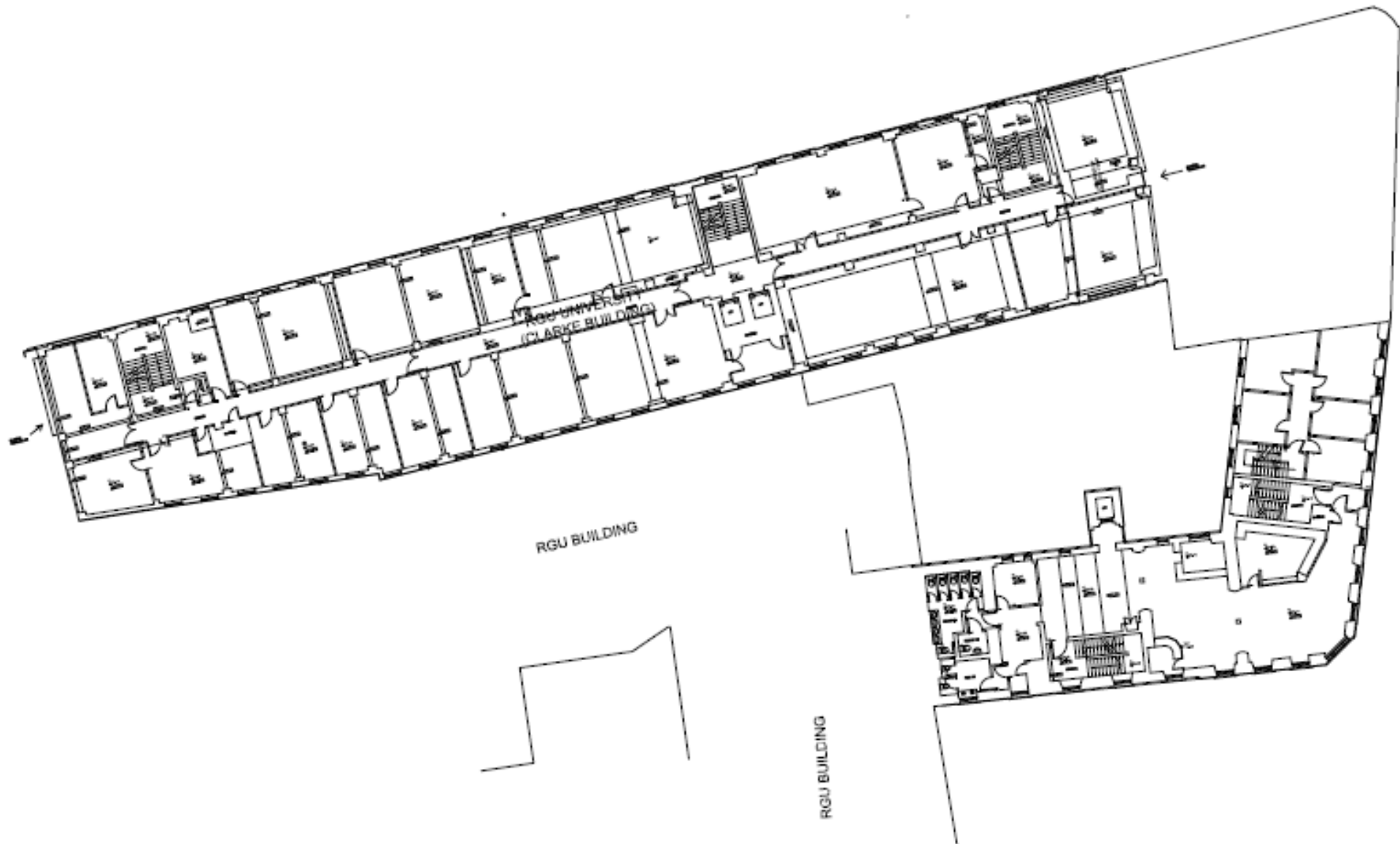
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Floor Plans – First Floor

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Floor Plans – Second Floor

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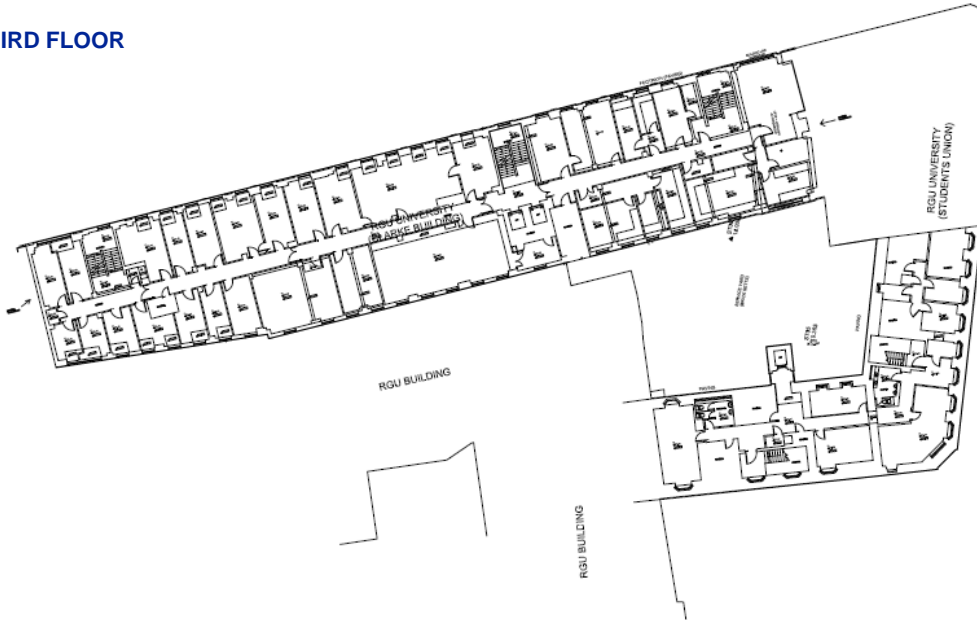




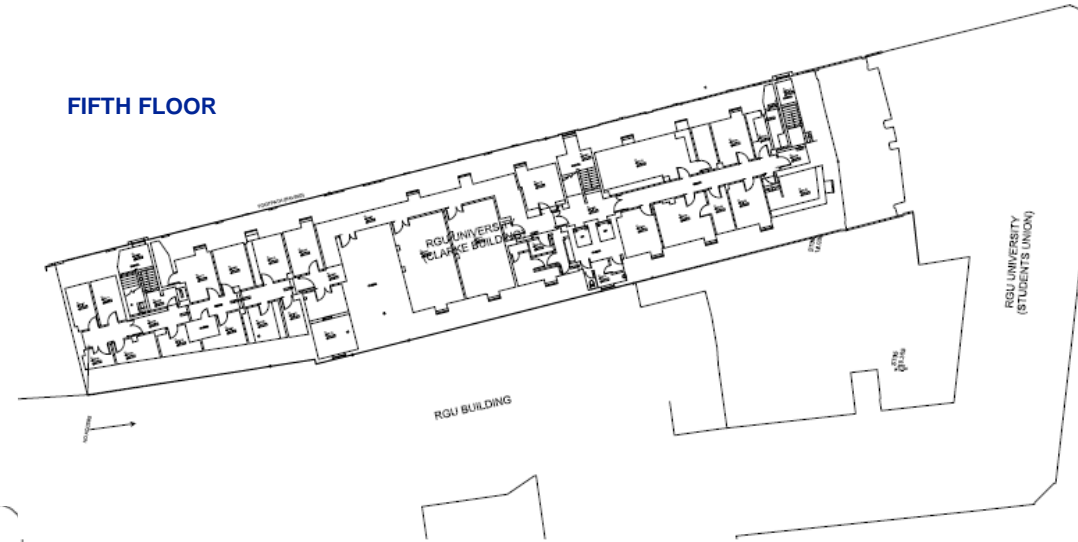
Floor Plans – Third – Fifth Floor

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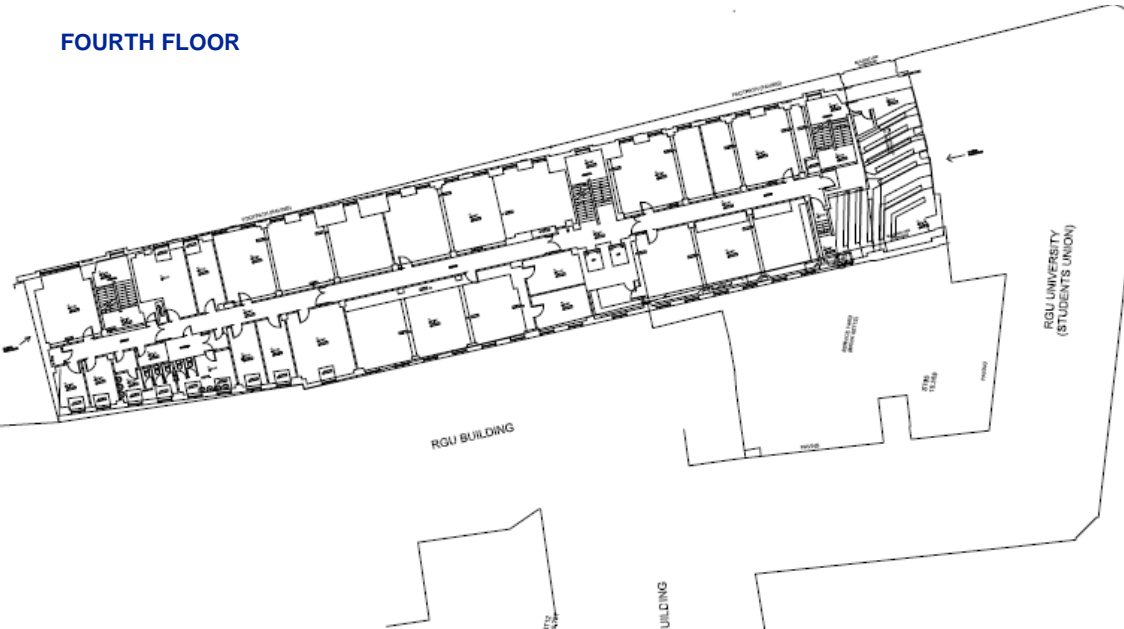
THIRD FLOOR



FIFTH FLOOR



FOURTH FLOOR





Planning & Alternative Uses

54-70 SCHOOLHILL & THE CLARKE BUILDING,
HARRIET STREET, ABERDEEN, AB10 1JQ

Planning

Conditional planning permission was granted in 2015 for a change of use to the buildings to form a 255-bed boutique hotel including a restaurant, bar, function suite, meeting spaces and a gym. Full details of the historic permission can be found on Aberdeen City Planning Portal under reference 150513 or clicking [here](#)

Architects Halliday Fraser Munro prepared an alternative feasibility study which shows potential to create the following 85 residential unit & retail conversion;

Schoolhill	Harriet Street	Combined
415 sqm x retail	864 sqm x gym / fitness / stores	1,279 sqm
1 x studio flat	16 x studio flat	17 x studio flat
5 x 1 bed flat	48 x 1 bed flat	53 x 1 bed flat
6 x 2 bed flat	9 x 2 bed flat	15 x 2 bed flat
12 units	72 units	85 units

Alternative uses

The subjects lend themselves to alternative uses such as Residential, Built to Rent, Student, Educational, Hospitality, Retail and Health Use subject to planning.





Accommodation

54-70 Schoolhill	m ²	ft ²
Basement	297	3,195
Ground Floor	287	3,088
First	284	3,062
Second	293	3,153
Attic	239	2,575
SUB-TOTAL	1,400	15,073

Clarke Building	m ²	ft ²
Basement	1,103	11,871
Ground Floor	996	10,719
First	1,014	10,911
Second	1,014	10,911
Third	1,014	10,911
Fourth	1,014	10,911
Fifth	695	7,487
SUB-TOTAL	6,850	73,721

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (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 at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE DECEMBER 2024.

Price

Offers over £750,000 are invited.

Rateable Value

The current Rateable Value for the combined properties is £311,000.

Energy Performance Certificate

Further information and a recommendation report is available to seriously interested parties on request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

For further information or viewing arrangements please contact the joint agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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