

UNIQUE OPPORTUNITY

Westburn House, Westburn Park, Aberdeen AB25 3DE

LONG GROUND LEASE AVAILABLE



- Redevelopment Opportunity.
- Grade A Listed Building (Archibald Simpson).
- Parkland Location.
- Potential uses include nursery, restaurant, cafe etc.
- Available on Long Leasehold basis.

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Resources,
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LOCATION

Aberdeen is Scotland's third largest city with a population of 230,000 and is the business, retail, administrative and healthcare centre for the North East of Scotland. Westburn Park lies on Westburn Road, approximately 1m to the north west of Aberdeen City Centre.

Location Plan



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Westburn Road forms part of the arterial road network connecting into North Anderson Drive and the AWPR in the West.

The Park is a prominent feature for residents within the City and the multiple activities and events it hosts attracts visitors from across the City and Shire. It is within close proximity to the Aberdeen Royal Infirmary at Foresterhill and Aberdeenshire Council's Headquarter; Woodhill House. The area surrounding the Park also, offers a high level of residential amenity.

Facilities within the Park include Westburn Lounge and Bowling Club, Westburn Tennis Centre which incorporates both indoor and outdoor facilities along with public amenity space and football pitches.

DESCRIPTION

Westburn House is a Grade A Listed Mansion designed by Archibald Simpson, dating from 1839.

The subjects comprise a single storey property with sunken basement, on a rectangular plan with an open verandah on the South elevation. addition. The

roof is of pitched slate and sarked timber construction. The walls are a combination of granite stone and brick.

The property has historically been used as a residential dwelling, tea room and a children's crèche, but has been vacant for a number of years.

Site Plan



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DEVELOPMENT POTENTIAL

Due to the lack of use in recent years the property is now in a poor condition and full renovation / refurbishment is required. Future development should achieve the restoration of the interior and exterior of Westburn House to an appropriate standard whilst also identifying a viable and sustainable future for the property.

GROUND LEASE TERMS

Aberdeen City Council have a strong desire to see the property return to economic use and are prepared to offer the property on a long ground lease to achieve this. The terms of any lease are subject to further detailed negotiation.

Any long lease will be subject to a development agreement for the refurbishment of the building. Interested parties will be asked to provide evidence of available funding to refurbish the property and a viable business plan for its future operation.

ACCOMMODATION

The subjects have not been measured due to the internal condition of the property. The areas provided below are taken from records held:

	Square Metre	Square Feet
Veranda:	139.35	1,500
Basement:	362.36	3,900
Ground Floor:	362.36	3,900
Attic:	84.91	914

SERVICES

The site is assumed to be served with mains water, electricity and drainage.

However, all interested parties should satisfy themselves with regard to the detailed whereabouts and capacity of services.

RATEABLE VALUE

The subjects do not currently have an entry on the Valuation Roll but would require to be re-assessed on the completion of refurbishment works.

PLANNING

The subjects are Grade A listed by Historic Scotland and Westburn Park lies within a conservation area.

The subjects are within an area zoned as Urban Green Space in the 2017 Local Development Plan. Further advice on acceptable uses, compatible with current policy can be discussed by contacting the Planning Team on 01224 523470 or by email: pi@aberdeencity.gov.uk.

VAT

Unless otherwise stated, all rents quoted should be assumed to be exclusive of VAT. Any prospective lessee must satisfy themselves as to the occurrence of VAT in respect of any transaction.

LEGAL COSTS

Each party shall cover their own costs. The purchaser will pay any applicable LBTT and Registration dues.

CLOSING DATE

Interested parties should formally note interest with the Property Estates Manager, Corporate Landlord by sending an email to the undernoted email address stating clearly in the subject heading Note of Interest - Westburn House in order to be informed of any forthcoming closing date and the procedure for making an offer.

ENTRY

To be mutually agreed between parties following conclusion of legal formalities

VIEWING

Due to the current condition of the property internal inspection of the property is restricted. Any internal inspection is not recommended and will be at the risk of the individual. The Council will accept no liability in this regard.

FURTHER INFORMATION

To discuss the potential offered by the property and obtain a property pack or further information please contact:

Cate Armstrong Estates Surveyor
Email: carmstrong@aberdeencity.gov.uk
Direct Line: 01224 523332

APRIL 2019

Terms and Conditions:

Whilst every care has been taken in preparing these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

1. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details given without responsibility and any interested parties 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;
2. No person in the employment of Aberdeen City Council has authority to make or give any representation or warranty whatsoever in relation to this property.
3. In the event that a closing date is set it is the responsibility of all parties wishing to submit an offer to obtain an Aberdeen City Council Tender Envelope from the Property Estates Manager, Corporate Landlord, as noted.
4. The offer should take the form of an offer in Scottish Legal Form and be submitted in the Tender Envelope. Offers submitted otherwise than in accordance with this requirement will not be considered. The Council is not obliged to accept the highest or any offer.
5. The date of entry shall be after the conclusion of all appropriate and necessary legalities and formalities.
6. Follow the links to find out how Aberdeen City Council use your information: Your data: general commercial property enquiries and Your data: specific commercial property enquiries.