

# For Sale

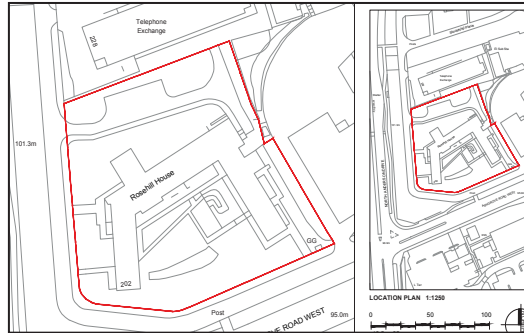
**Rosehill House,  
202 Ashgrove Road West, Aberdeen,  
AB16 5EH**



Corporate Landlord,  
Resources,  
Aberdeen City Council,  
Business Hub 10  
Second Floor South  
Marischal College  
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Aberdeen AB10 1AB

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- Detached commercial accommodation suitable for a variety of uses (Subject to Planning)
- 0.526 Ha (1.3 acres) site within landscaped grounds
- Prominent Corner Site
- Exclusive Car Parking



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## LOCATION

Rosehill House is located on the north side of Ashgrove Road West at its junction with North Anderson Drive within the Ashgrove area of Aberdeen approximately 2 miles north west of Aberdeen City centre. Ashgrove is a popular residential location which is close to Aberdeen Royal Infirmary and Aberdeenshire Council's Head Quarters. Excellent public transport links are available in close proximity providing access to the city centre and main arterial road network out of Aberdeen.

## DESCRIPTION

Prior to being declared surplus the subjects were previously utilised as a specialist needs day centre and office accommodation. The subjects are laid out over three storeys comprising lower ground, ground and first floor and is of a rendered block work construction under a pitched tiled roof. Internally the accommodation is comprised of a mixture of open plan and cellular office accommodation, meeting rooms of various sizes commercial specification kitchen and canteen facility, and break out space. A lift and stairwell connect the lower and ground floors. All levels benefit from natural light from a mixture of single glazed crittall framed or DG UPVC windows. Lighting is provided by fluorescent strip lighting fixed on suspended ceilings. The heating is provided from electric wall hung panels. An outline of the site is shown on the plan for indicative purposes only.

## ACCOMMODATION

The premises have been calculated in accordance with the RICS Property Measurement (Second Edition) IPMS 3 – Offices and the following areas derived:-

Area	Sq m	Sq ft
First Floor	99	1,065
Ground Floor	986	10,613
Lower Ground Floor	172	1,851
Total	1,257	13,529

Limited Use Area = 166 sqm (1,787 sq. ft)

NIA = 699 sqm (7,529 sq. ft)

Site Area 0.526 Ha (1.3 acres)

## RATEABLE VALUE

The rateable value of the subjects is currently £71,000 per annum effective from 1st April 2017 ([www.saa.gov.uk](http://www.saa.gov.uk)). In the event of redevelopment, the subjects would require to be re-assessed for either Business Rates or Council Tax purposes depending upon use.

## SERVICES

The subjects are served with mains water, electricity

and drainage being to the public sewer. However, interested parties should satisfy themselves regarding the detailed whereabouts and capacity of services.

## PRICE

Offers in the region of £450,000 are invited.

## VAT

All offers should be submitted exclusive of VAT

## LEGAL COSTS

Each party will bear their own costs. The purchaser will pay any applicable LBTT and Registration dues applicable at the time of completion.

## EPC

The subjects have an EPC Rating of E.

## PLANNING

The building is zoned under the Aberdeen Local Development Plan 2017 as a 'Specialist Employment Area' - B12. As such, a variety of business uses could be possible. It is considered that the site is suitable for a number of alternative uses subject to planning. Further information can be obtained by contacting:- Development Management, Strategic Place Planning, telephone (01224) 523470, email: [pi@aberdeencity.gov.uk](mailto:pi@aberdeencity.gov.uk)

## OFFERS

The Council is seeking offers in Scottish Legal Format to purchase the subjects. Each offer should detail the following:

- Name of party
- Price
- Proposed use/development
- Confirmation of funding
- Details of discussions with planning authority
- Details of any suspensive conditions

## 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 – Rosehill 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

To view the property, for further information or to receive a property information pack please do not hesitate to contact:- Peter Thatcher, Estates Team  
Email: [estates@aberdeencity.gov.uk](mailto:estates@aberdeencity.gov.uk)  
Direct Telephone Line: (01224) 523064

## MARCH 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.

- 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;
- 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.
- 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.
- 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.
- The date of entry shall be after the conclusion of all appropriate and necessary legalities and formalities.
- 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.