

FOR SALE

Office/Redevelopment Opportunity

Planning for conversion to 59 Apartments

City Centre Location

Private Car Park

0.87 Acres

Price: Offers in excess of £375,000



WHAT 3 WORDS

RUBY HOUSE, RUBY LANE, ABERDEEN, AB10 1ZP

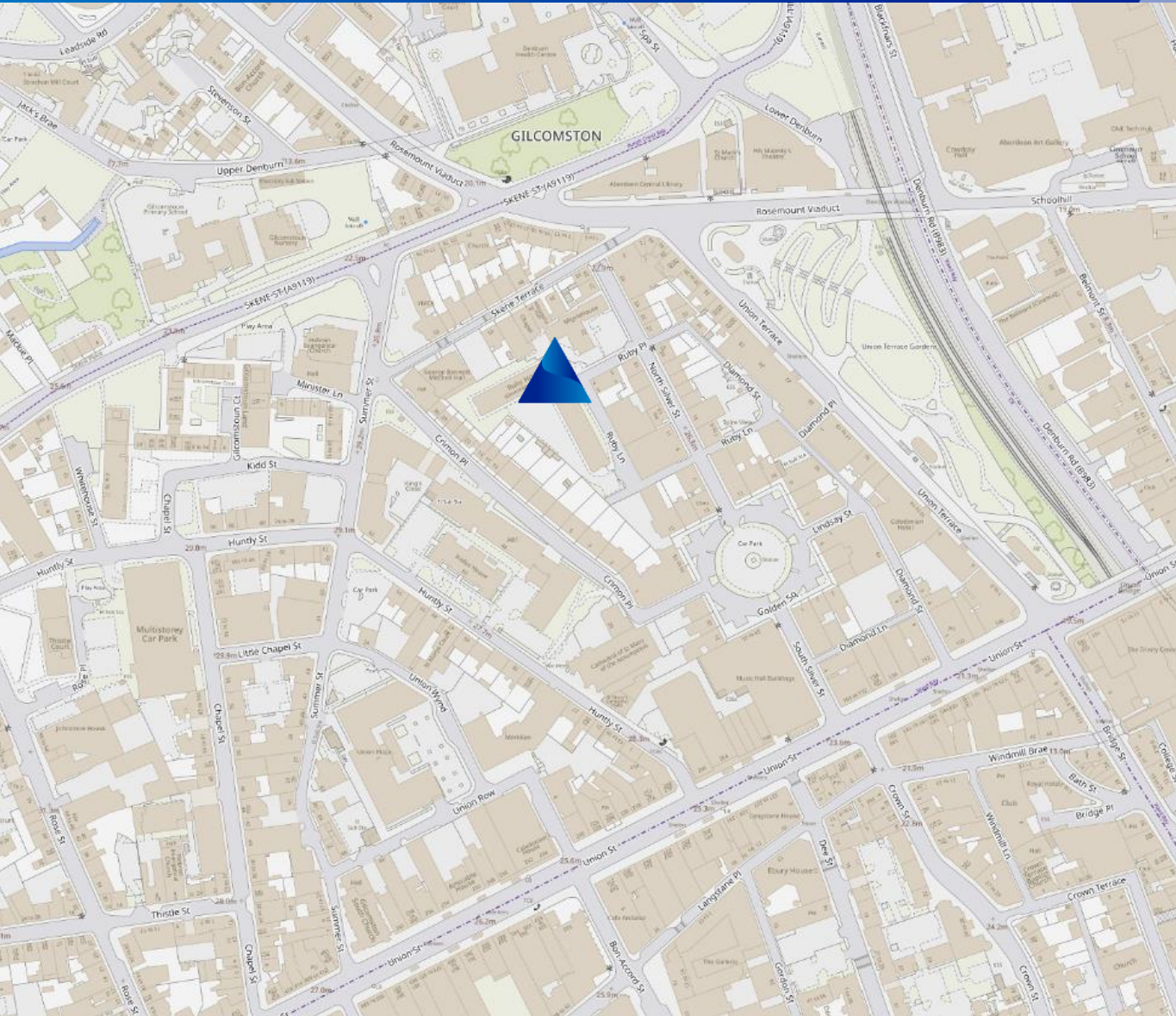
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Location

RUBY HOUSE, RUBY LANE, ABERDEEN, AB10 1ZP



Ruby House is located in a mixed residential and business location in the heart of Aberdeen City Centre in close proximity to the newly refurbished Union Terrace Gardens. It is around 250m to the north of Union Street, the main retail thoroughfare within Aberdeen. The location of the property allows for easy access to all the amenities contained within the City Centre including schooling, shopping and various cultural venues including a theatre, art gallery and library all within 500m of Ruby House. Ruby House is within the catchment for Gilcomstoun Primary School, and Aberdeen Grammar School for secondary education.

Aberdeen is considered the Energy Capital of Europe and is Scotland's third city with a population of circa 225,000 and a catchment in excess of 500,000. The city has a thriving student population, in the region of 22,000, being home to two universities. 47% of the city centre population is aged between 26 and 40. In recent times Aberdeen has seen a 50% reduction in available rental properties resulting in a significant 13% rise in rentals between Q1 2022 and Q2 2023 (Citylets).

Office/Residential
Development Opportunity

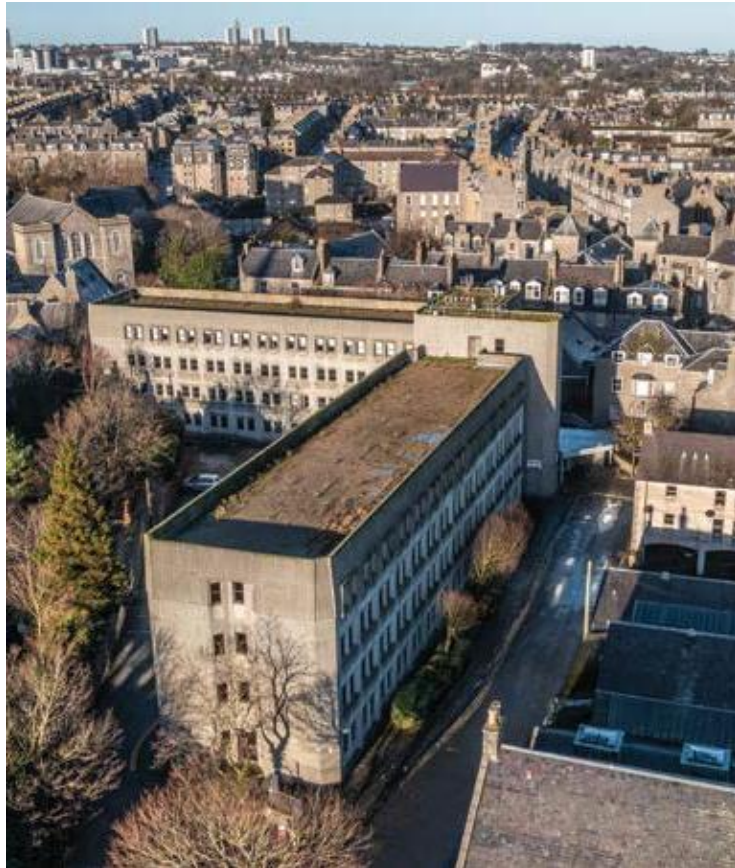


FIND ON GOOGLE MAPS



Description

RUBY HOUSE, RUBY LANE, ABERDEEN, AB10 1ZP



Built in 1979, Ruby House forms a four storey, L shaped detached office building of concrete construction along with 36 no car parking spaces. The development opportunity is a rare and welcome commodity within the City Centre. Ruby House and the car parking are accessed from Ruby Lane and the entire site extends to approx. 0.35 ha (0.87 acres).

Accommodation

	m ²	ft ²
Ground Floor	943.61	10,157
First Floor	943.61	10,157
Second Floor	943.61	10,157
Third Floor	943.61	10,157
TOTAL	3,774.43	40,628

The property provides the following accommodation which has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice.



Description

RUBY HOUSE, RUBY LANE, ABERDEEN, AB10 1ZP





Description

RUBY HOUSE, RUBY LANE, ABERDEEN, AB10 1ZP

Proposed Site Layout Plan

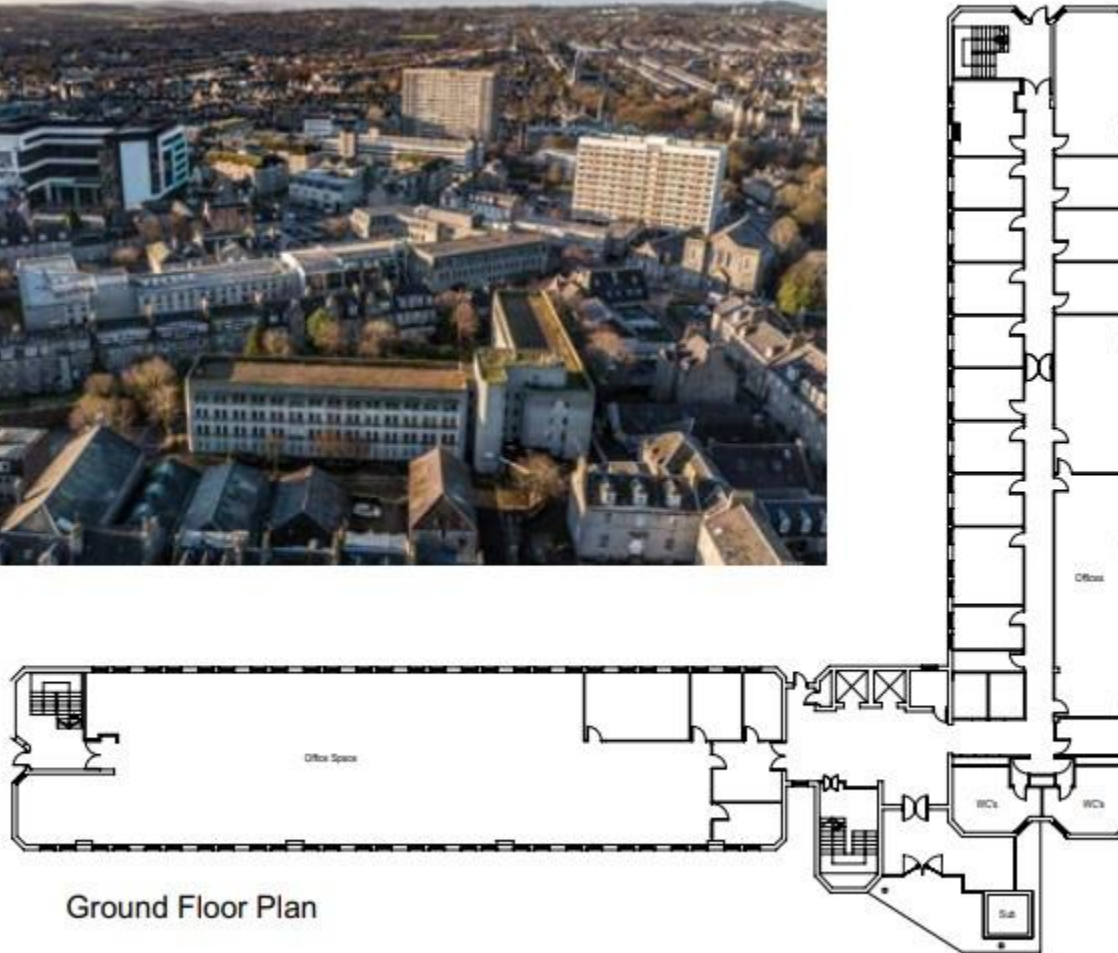


Summary

- Four storey, L shaped detached office building
- Located in the heart of Aberdeen City Centre, in close proximity to the newly refurbished Union Terrace Gardens
- Planning Permission granted for conversion from office accommodation to 59 residential apartments
- Offers invited for the whole with vacant possession

Floor Plans

RUBY HOUSE, RUBY LANE, ABERDEEN, AB10 1ZP



Ground Floor Plan



Price

The property is available on a freehold basis for offer in excess of £375,000

Planning

Detailed Planning Permission (220346/DPP) was granted by Aberdeen City Council for the conversion of Ruby House from office accommodation to 59 residential apartments on 29th November 2022. The 59 flats would comprise 37 1-bed units and 22 2-bed units. Consent was granted subject to certain

conditions. Full information regarding the planning consent can be obtained from the selling agents or via the planning portal on Aberdeen City Councils website:

<https://publicaccess.aberdeencity.gov.uk/online-applications/search.do?action=simple&searchType=Application>

A Section 75 Agreement has been completed and registered relative to the proposed conversion of Ruby House to residential accommodation. This requires the developer to contribute the sum of £1997.09 per unit to Aberdeen City Council for the delivery of Community Facilities, Core Paths, Healthcare and Open Space. The site is within the City Centre Conservation Area.

Tenure

The Heritable Interest in Ruby House is being offered for sale with Vacant Possession.

Rateable Value

The subjects are currently entered into the valuation roll under various entries and further information is available upon request.

Viewing

By appointment.

Energy Performance Certificate

The subjects currently have an EPC rating of 'D'.

Further information and a recommendations report are available to seriously interested parties upon 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/tenant 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 sole agents:



Mark McQueen

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Shepherd Chartered Surveyors

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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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