


FOR SALE

Unique City Centre Development Opportunity

Student Union Building
54 – 70 Schoolhill &
The Clarke Building
Harriet Street
Aberdeen AB10 1JQ



CBRE



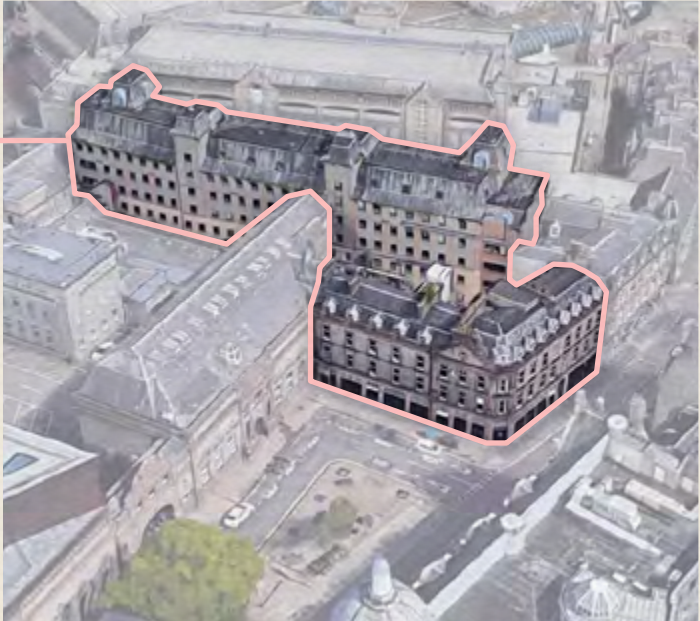
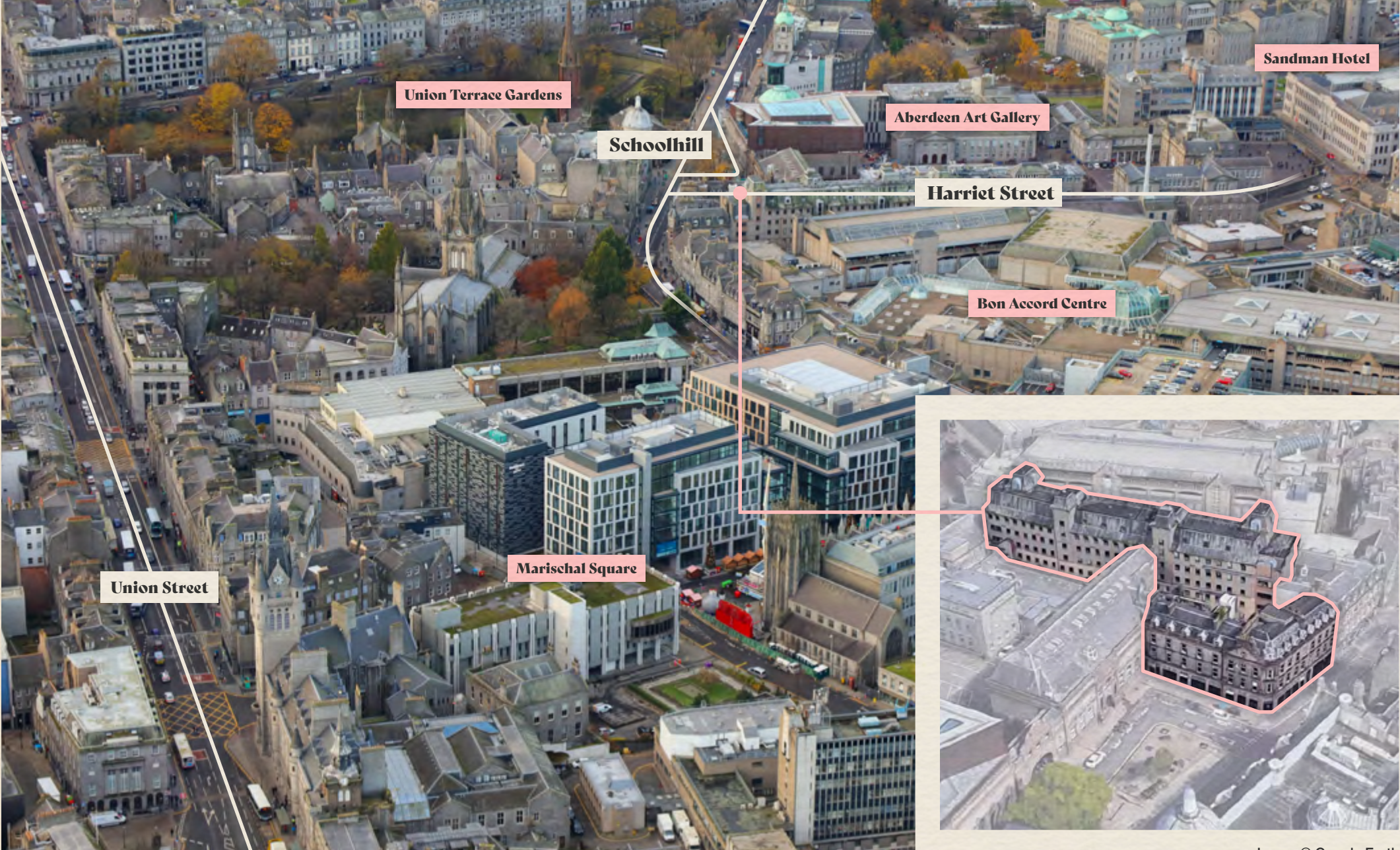
Architecturally impressive
building situated in the
beating heart of Aberdeen
city centre's culture quarter

Schoolhill & Harriet Street Aberdeen

- Close proximity to **Aberdeen's main retail offering** and its new prime office and leisure destination, Marischal Square
- **88,794 sq ft** of accommodation arranged over two buildings connected by a central courtyard
- Previous planning consent granted for conversion to 255 bed boutique hotel however potential for alternative uses such as **residential conversion** to provide c.85 units
- Schoolhill building is **Grade B listed** and overlooks Aberdeen Art Gallery, His Majesty's Theatre and regenerated Union Terrace Gardens
- Situated in **city centre zone** which benefits from Aberdeen City Council's Affordable Housing Waiver, opposite the city centre's first Build to Rent development

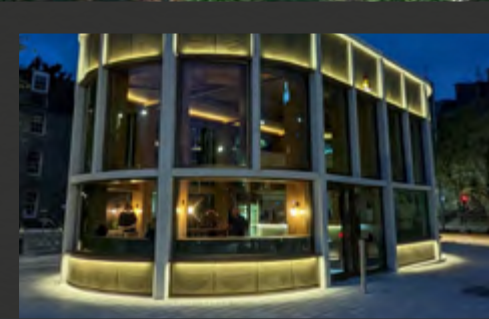
Situation

Schoolhill &
Harriet Street
Aberdeen



Aberdeen is Scotland's third largest city with a population of 220,000 and a regional catchment of 500,000. The city is globally recognised as the **Energy Capital of Europe** and is transitioning to become Europe's Net Zero Capital, being at the forefront of a Global Energy Transition to a lower carbon world. The city is an **internationally recognised business destination** with excellent academic and research capabilities and a highly skilled workforce. The city benefits from **two highly regarded Universities**; The University of Aberdeen and Robert Gordon University.

Aberdeen... a city with Energy



- Aberdeen City Council's 25 year city centre masterplan has already delivered **£50m investment** in Aberdeen Art Gallery, Music Hall and Provost Skene's House with a further £200m to be invested in the regeneration of Union Terrace Gardens, Aberdeen International Food Market and Beach masterplan
- Recently completed P&J Live provides world class conference and exhibition facilities, with a 15,000 capacity arena as part of a wider **£350m regional development**
- Work has commenced on delivery of a new **£125m Energy Transition Zone** adjacent to Port of Aberdeen's £400m new state of the art South Harbour
- Aberdeen & Grampian Chamber of Commerce report **£12.33 billion of current and pipeline investment projects** in the region. [View the report >](#)

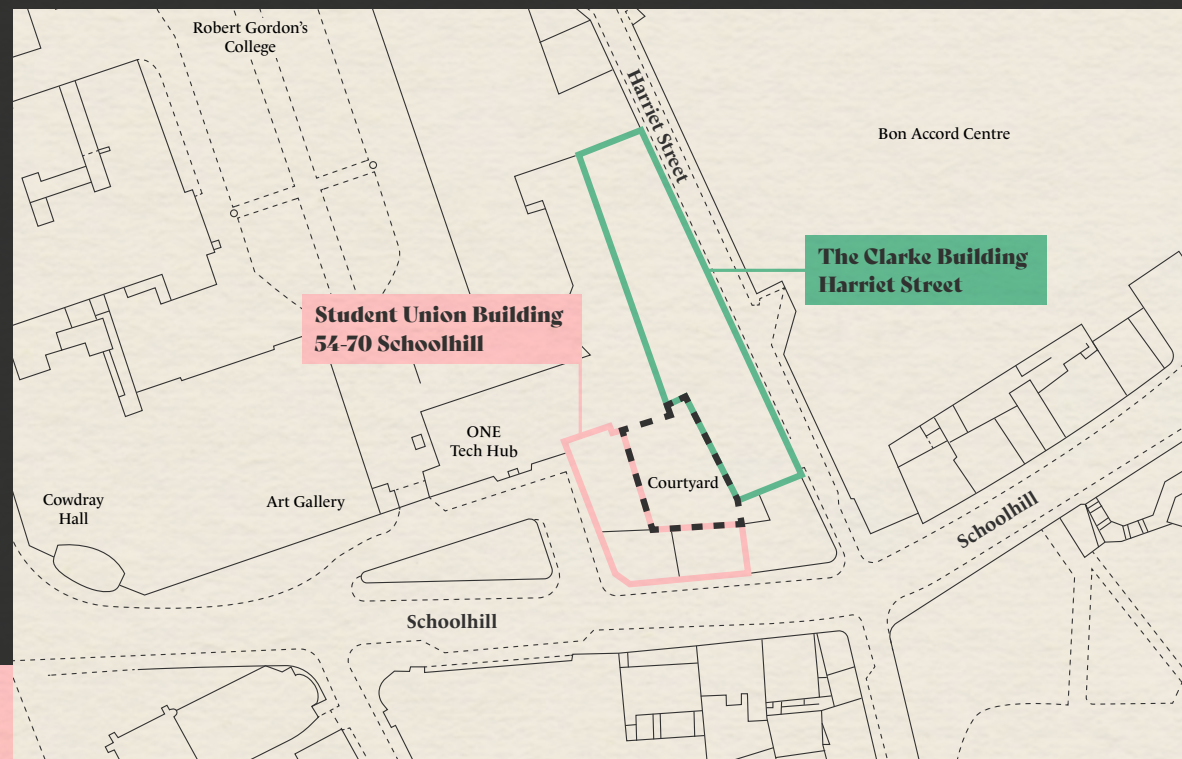


Schoolhill & Harriet Street _____ Aberdeen

This architecturally impressive Grade B listed corner building is situated in an instantly recognised parade of well known and celebrated Aberdeen buildings including Cowdray Hall, Aberdeen Art Gallery, Robert Gordon's College and Opportunity North East's Tech Hub.

Student Union Building

54-70 Schoolhill



The Schoolhill building extends to the following Gross Internal Areas:

Floor	Sq m	Sq ft
Attic	239	2,575
Second	293	3,153
First	284	3,062
Ground	287	3,088
Basement	297	3,195
Sub Total	1,400	15,073

This Alexander Marshall Mackenzie designed building was originally built in 1885 and comprises a 3 storey, basement and attic block formerly used as a student union, residential accommodation and ground floor retail unit.

The building benefits from lift access to all levels with a grey and red granite external finish under pitched and slate roofs.

Schoolhill & Harriet Street _____ Aberdeen

Schoolhill & Harriet Street _____ Aberdeen



The Clarke Building is located along Harriet Street directly opposite the Bon Accord Shopping Centre. The subjects comprise a substantial property of modern concrete block construction arranged over basement, ground and five upper levels.

The Clarke Building

Harriet Street



Schoolhill & Harriet Street _____ Aberdeen

The building was most recently utilised as an educational facility and comprises a series of teaching rooms with additional facilities throughout benefiting from lift access to all levels.

The Clarke Building extends to the following Gross Internal Areas:

Floor	Sq m	Sq ft
Fifth	695	7,487
Fourth	1,014	10,911
Third	1,014	10,911
Second	1,014	10,911
First	1,014	10,911
Ground	996	10,719
Basement	1,103	11,871
Sub Total	6,850	73,721

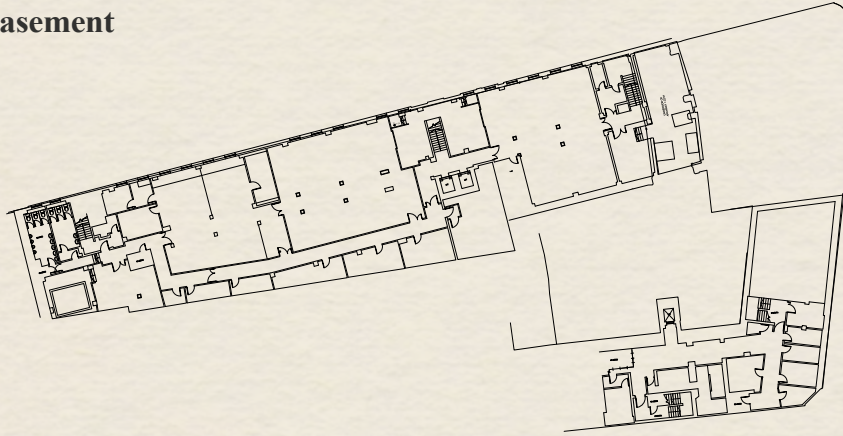


Courtyard

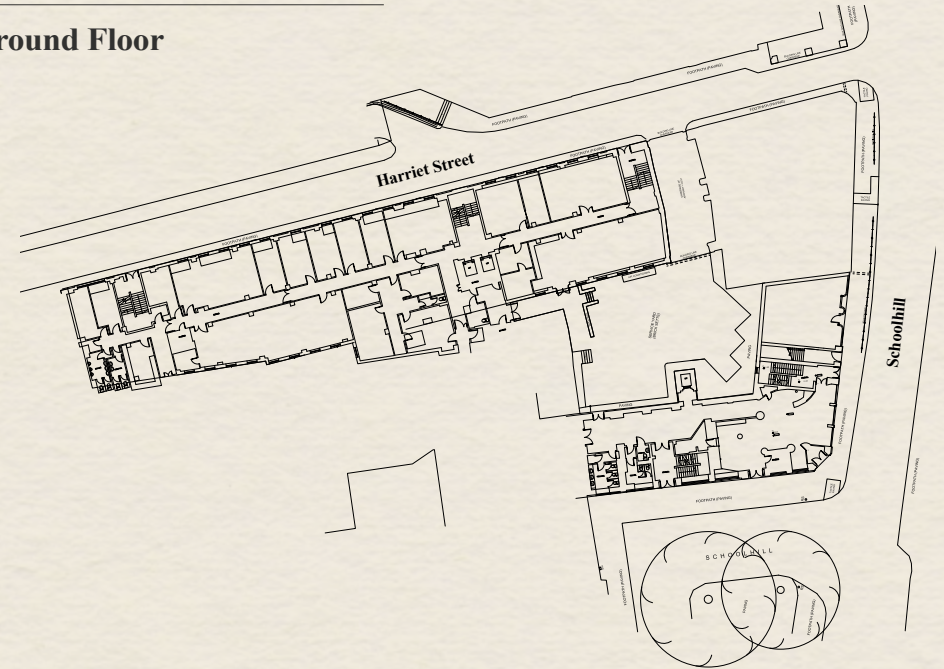
Between the buildings is an open courtyard area which can be used for car parking and servicing. The previous plans for boutique hotel proposed connecting both buildings by way of a new link building to be developed in the courtyard.

Floor	Sq m	Sq ft
Total	8,250	88,794

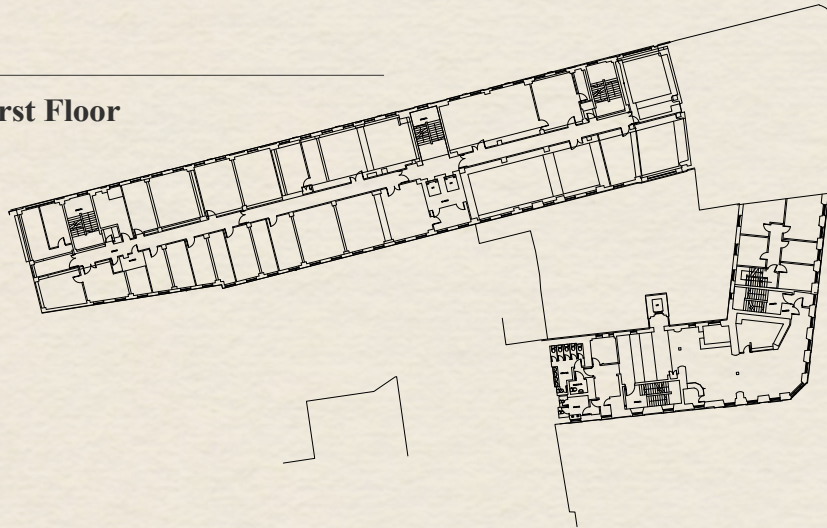
Basement



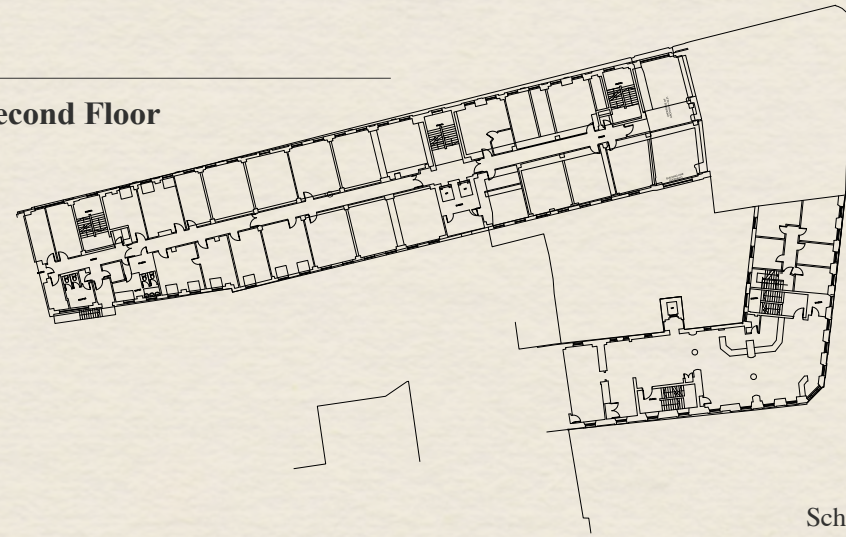
Ground Floor



First Floor



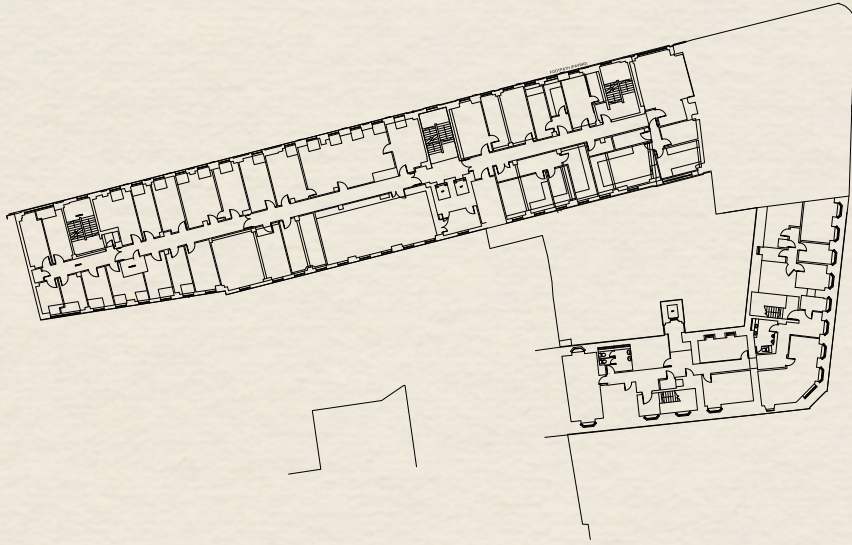
Second Floor



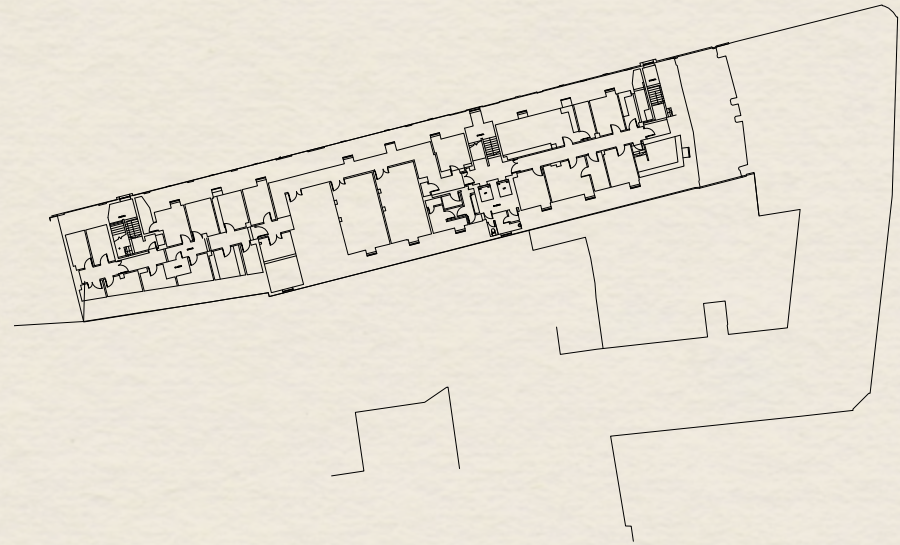
Existing Floor Plans

Schoolhill &
Harriet Street
Aberdeen

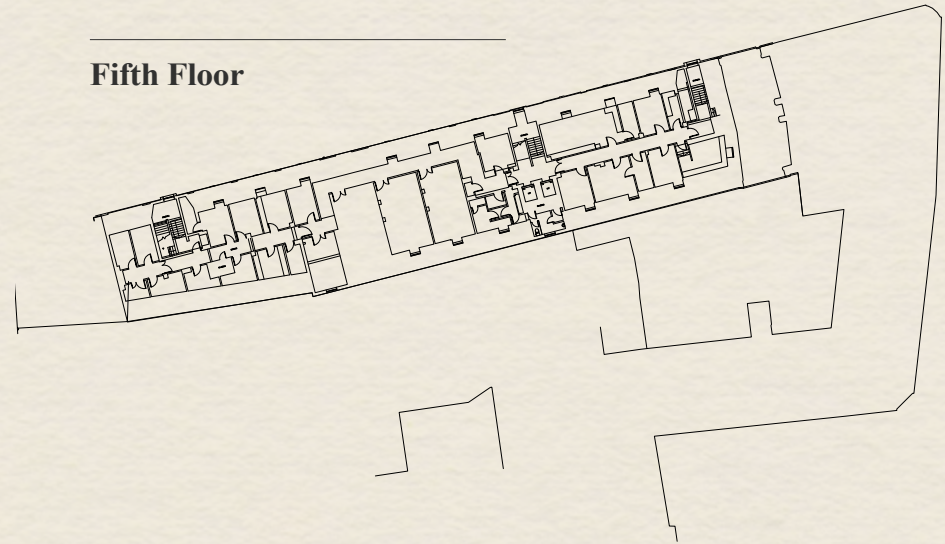
Third Floor



Fourth Floor



Fifth Floor



Existing Floor Plans

Schoolhill &
Harriet Street
Aberdeen

Conditional Planning Permission was granted in 2015 for change of use of the buildings to create a 255-bed boutique hotel with restaurant, bar, function suite, meet space and gym. Full details of the historic permission can be found on [Aberdeen City Council's planning portal reference 150513](#).

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

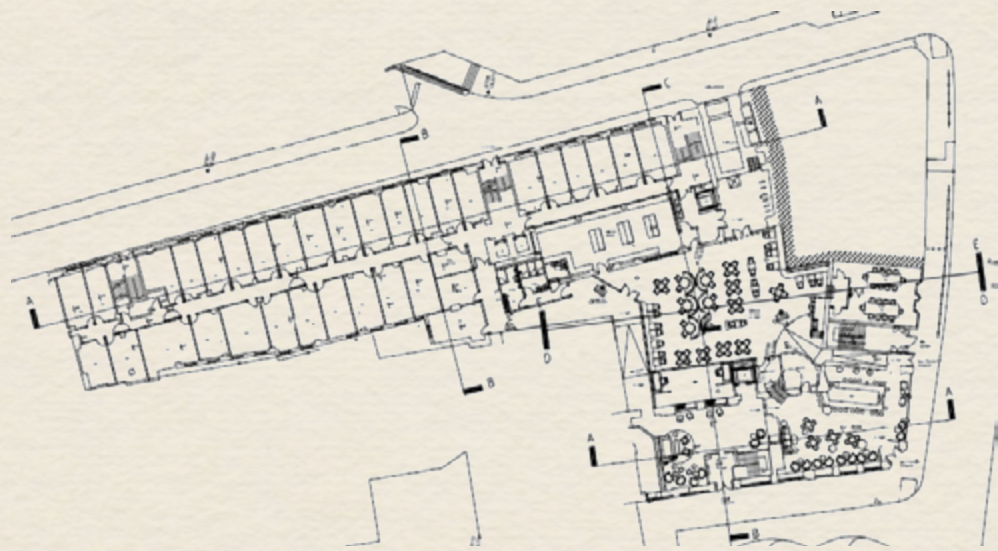
Schoolhill	Harriet Street	Combined
415 sq m x retail	864 sq m x gym / fitness / stores	1,279 sq m
1 x studio flat	16 x studio flat	17 x studio flat
5 x 1 bed flat	48 x 1 bed flat	53 x 1 bed flat
6 x 2 bed flat	9 x 2 bed flat	15 x 2 bed flat
12 units	72 units	85 units

Further information on Halliday Fraser Munro's feasibility study is available on request.

The property may also be suitable for Build to Rent, Student, Educational, Hospitality, Retail and Health uses (subject to planning). Residential development in the city centre benefits from recently extended Aberdeen City Council's affordable housing waiver, put in place to encourage city centre living.

Aberdeen City Council planning department would welcome discussion on potential future uses for this key city centre site – 01224 523470.

Planning & Alternative Uses



Proposed ground floor hotel layout with courtyard link building



Indicative alternative residential conversion layout by Halliday Fraser Munro



EPC

The property has an EPC rating of G.

Rateable Value

The current Rateable Value for the combined properties is £344,000. As the property is Grade B listed the purchaser will benefit from 100% listed building vacant rates relief whilst unoccupied.

VAT

We understand the property has been elected for VAT purposes and therefore VAT will be payable on the purchase price.

Proposals

Offers are invited for our clients Heritable Interest (Freehold) in the properties. Whilst not the preferred route of disposal, consideration will be given to proposals for the buildings individually.

Contact

For further information please contact:

Derren McRae

derren.mcrae@cbre.com
+44(0)7515 069 600

Amy Tyler

amy.tyler@cbre.com
+44(0)7481 825 461

Dominic Millar

dominic.millar@cbre.com
+44(0)7833 402 389

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