

Property for Auction in Scotland - [Print Version]

Lot : First Floor, 60 - 64 Bridge Street, City Centre, Aberdeen,
Aberdeen City AB11 6JN



Auction House Scotland

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Your Local Property Auctions Specialist

Auction Date:	Start Time	Property Type:	*Guide Price
Thu 30/07/2026	14:00	Commercial	£140,000

Property Address: First Floor, 60 - 64 Bridge Street, City Centre, Aberdeen, Aberdeen City AB11 6JN, AB11 6JN

We are delighted to bring to auction this superb opportunity to acquire this centrally located commercial property on Bridge Street, Aberdeen city centre five minutes' walk from Union Square. The premises are accessed at ground level and comprise on the first floor a welcoming bar and waiting area, dining area with *** cover space, Ladies and gents' toilets and commercial kitchen area. The floor area of the property is circa 300m2 and lends itself to a range of potential end uses including office space, Restaurant and many more. The current rateable value is £21750. To ensure you do



not miss out on this unique opportunity early
expression of interest is highly
recommended.

Area

Bridge Street sits within a prime central location, offering immediate access to Union Street, local amenities, and a wide range of shops, cafés, and transport links. Aberdeen continues to present attractive opportunities for buy-to-let investors due to its competitive property prices and ongoing demand from professionals working across the energy, healthcare, and education sectors. The city has shown signs of stabilisation and recovery, with continued investment and a diversified local economy supporting long-term demand for rental property. Centrally located traditional flats, particularly those with character and good space, remain popular with tenants, offering investors a solid balance of affordability, rental income potential, and future capital growth prospects.

Tenure

Freehold

Local Authority

Aberdeen City Council

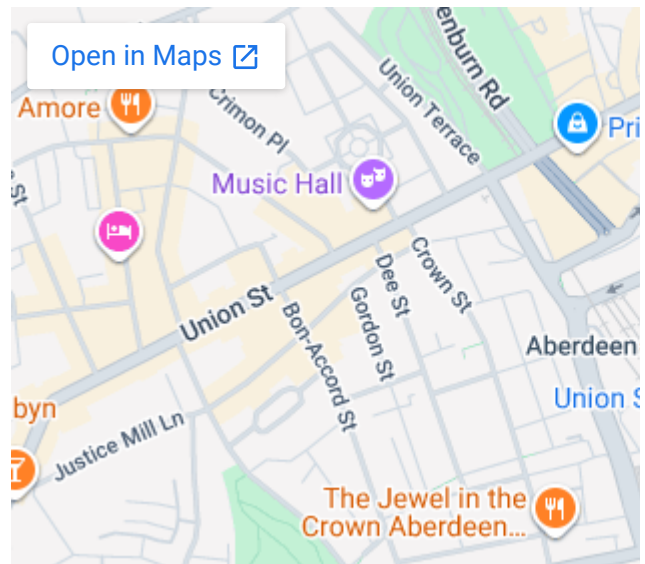
Floor Plan

Location Map

GROUND FLOOR
3215 sq. ft. (298.7 sq.m.) approx.



TOTAL FLOOR AREA: 3215 sq. ft. (298.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, masses and any other items are approximate and no responsibility is taken for any error or omission in the statement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The purchaser, architect and engineer should have sufficient notice and any guarantee as to both accuracy of reference may be given.
Made with Mapbox 12/20/21



Additional Fees

Buyers Premium - 1% of the sales price subject to minimum of £1,000 plus VAT.

Administration Charge - No admin fee.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Price Information

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.