

FOR SALE

CITY CENTRE PREMISES

Hall premises

Suitable for a variety of uses
(subject to planning)

Size – 125.5 SQM (1,351 SQFT)

Price - £85,000



WHAT 3 WORDS

19A VICTORIA STREET, ABERDEEN, AB10 1UU

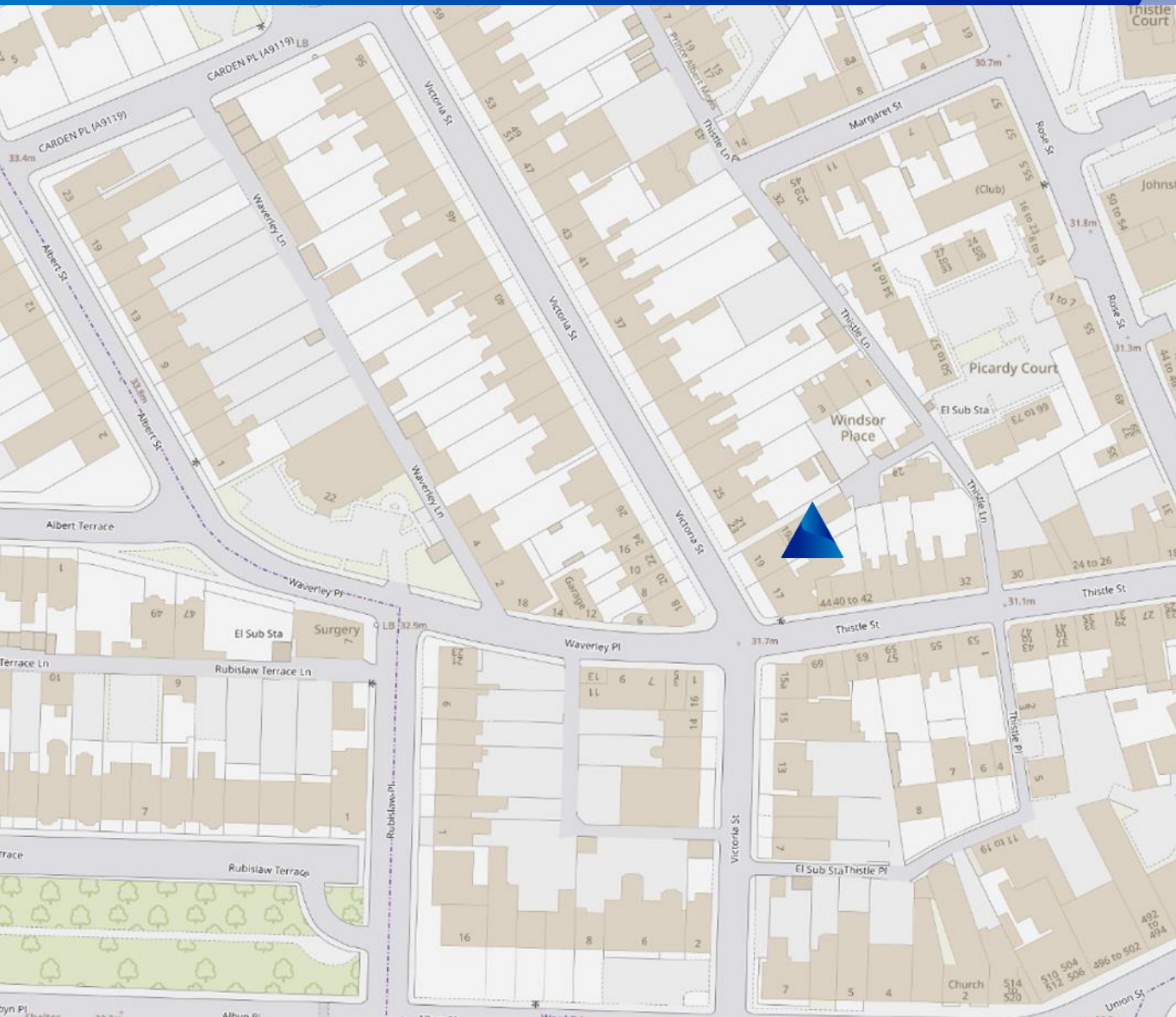
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Location

19A VICTORIA STREET, ABERDEEN, AB10 1UU

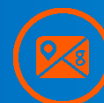


The subjects are located within the West End area of Aberdeen in close proximity to Union Street, the City's main commercial and retail thoroughfare and accordingly benefit from excellent transportation links and local amenity.

The premises themselves are located on the east side of Victoria Street between its junctions with Thistle Street and Carden Place.

The area is mixed use in nature with office, residential and leisure uses all being present. Additional local amenity to include coffee and sandwich shops can be found on Thistle Street.

City Centre Premises



FIND ON GOOGLE MAPS



Description

19A VICTORIA STREET, ABERDEEN, AB10 1UU



The opportunity comprises of ground floor accommodation contained within a single storey building accessed from a lane off Victoria Street.

The premises provide open plan multi-use accommodation arranged to provide a hall area along with storage, w.c. facilities and a kitchen area.

The premises benefit from street level access, UPVC double glazing and a gas central heating system.



Accommodation

	m ²	ft ²
Ground Floor	125.52	1,351

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Price

£85,000 exclusive of VAT is sought for our client's interest in the premises.

Rateable Value

The Rateable Value for the subjects as of 1st April 2026 is shown on the Scottish Assessors' website as £8,200.

The subjects would therefore be eligible for small business rates relief should a qualifying occupier be identified thus no rates would be payable.

Energy Performance Certificate

The subjects currently have an EPC rating of C.

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:



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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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