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

CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk | 01224 202828 | **shepherd.co.uk**
James Cavanagh, james.cavanagh@shepherd.co.uk | 01224 202814 | **shepherd.co.uk**

SHEPHERD COMMERCIAL

Location

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

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).

The Detail

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:

Mark McQueen
mark.mcqueen@shepherd.co.uk

James Cavanagh
james.cavanagh@shepherd.co.uk

Shepherd Chartered Surveyors
35 Queens Road, Aberdeen, AB15 4ZN
t: 01224 202800

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.

shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants 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; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE SEPTEMBER 2026

SHEPHERD COMMERCIAL