

FOR SALE

**Prime City Centre
Location**

Fully fitted Takeaway

Flat on upper floors

Price: £200,000



150/150A CROWN STREET, ABERDEEN, AB11 6HS

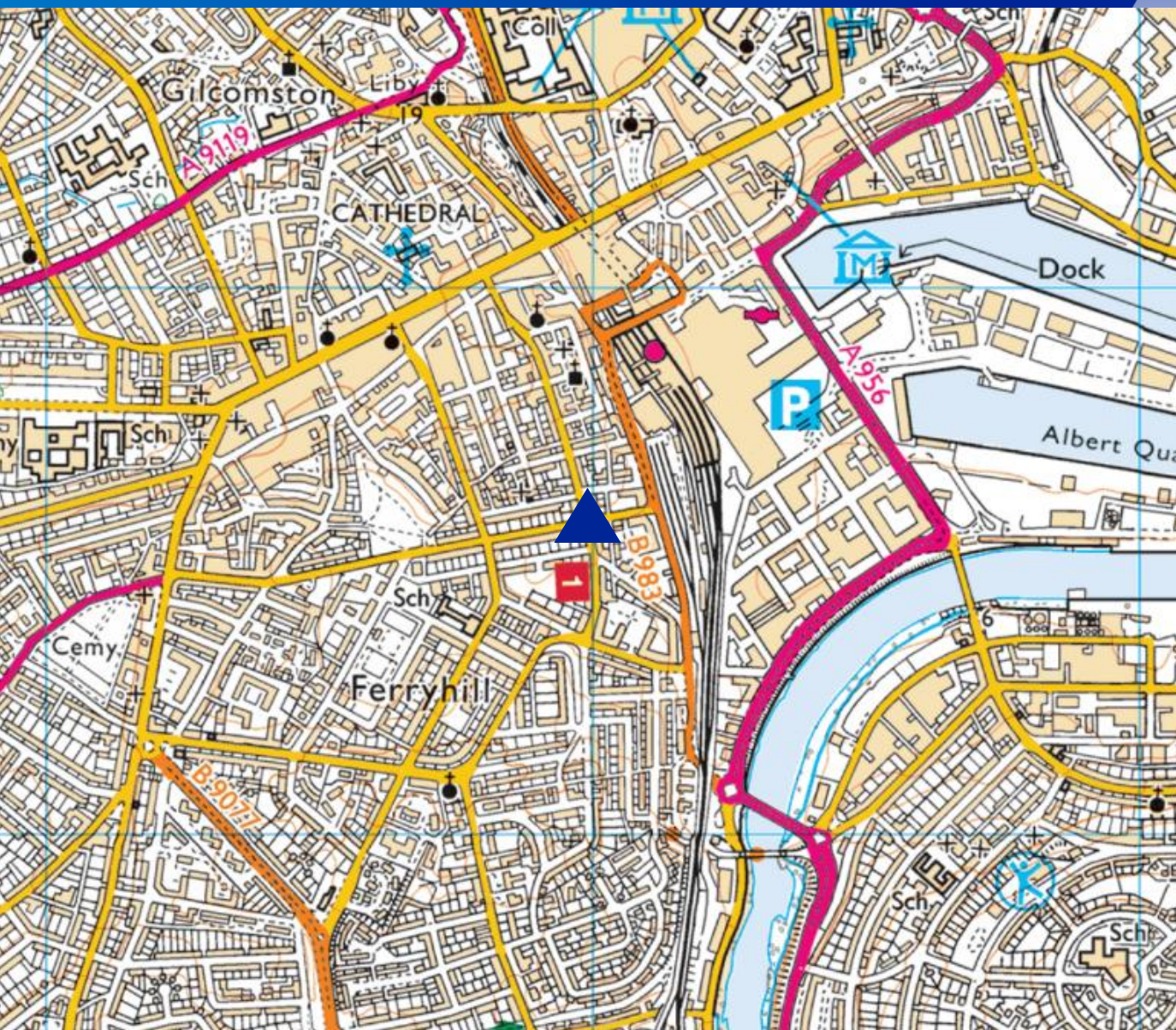
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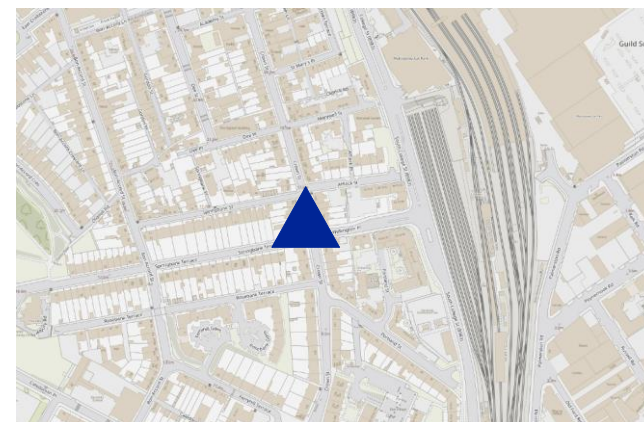
Location

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150/150A Crown Street is situated within a prominent and highly accessible location in Aberdeen City Centre, immediately to the south of Union Street, Aberdeen's principal commercial throughfare. Crown Street forms an established commercial location, with a mix of office, retail, leisure and residential properties in the surrounding area.

The property is conveniently positioned within a short walking distance of Union Street and the wider City Centre, providing access to a comprehensive range of retail, leisure and professional amenities. The location benefits from excellent public transport connectivity, with regular bus services operating along the surrounding streets and Union Street. Nearby occupiers include Wok Wok, Glam Salon Boutique and Scotmid.



City Centre Takeaway / Flat



FIND ON GOOGLE MAPS



Description

150/150A CROWN STREET, ABERDEEN, AB11 6HS



150 Crown Street comprises a traditional mid-terraced commercial property arranged over ground and basement floors, occupying a prominent position within Aberdeen City Centre. The premises benefit from prominent frontage onto Crown Street, providing excellent visibility and prominence.

The premises have previously been used as a takeaway and provides a sales/customer area to the front with food preparation and kitchen to the rear.

The basement provides ancillary accommodation and storage space. Gas is installed in the premises with staff facilities also provided within the premises.

150A Crown Street is accessed from street level and provides residential accommodation over first and attic levels. The first floor provides a kitchen, lounge, bathroom and 1 bedroom with a further 3 bedrooms located at attic floor level.



Price

£200,000 exclusive of VAT

Rateable Value

The Rateable value as of 1st April 2026 for the subjects is shown on the Scottish assessors' website as £9,600 per annum.

100% Rates Relief is available to qualifying occupiers with further information available on request.

150A has a council tax banding of E.

Energy Performance Certificate

The subjects have a current Energy Performance Certificate Rating of 'B'.

150A has an Energy Performance Certificate Rating of 'D'

Further information and a recommendation report is available to seriously interested parties on 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.

Entry

Upon conclusion of legal missives.

Accommodation

	m ²	ft ²
Ground Floor	65.40	704
Basement	54.80	590
Flat First Floor	61.41	661
Flat Second Floor	25.24	272
Total	206.85	2,227

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

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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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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