

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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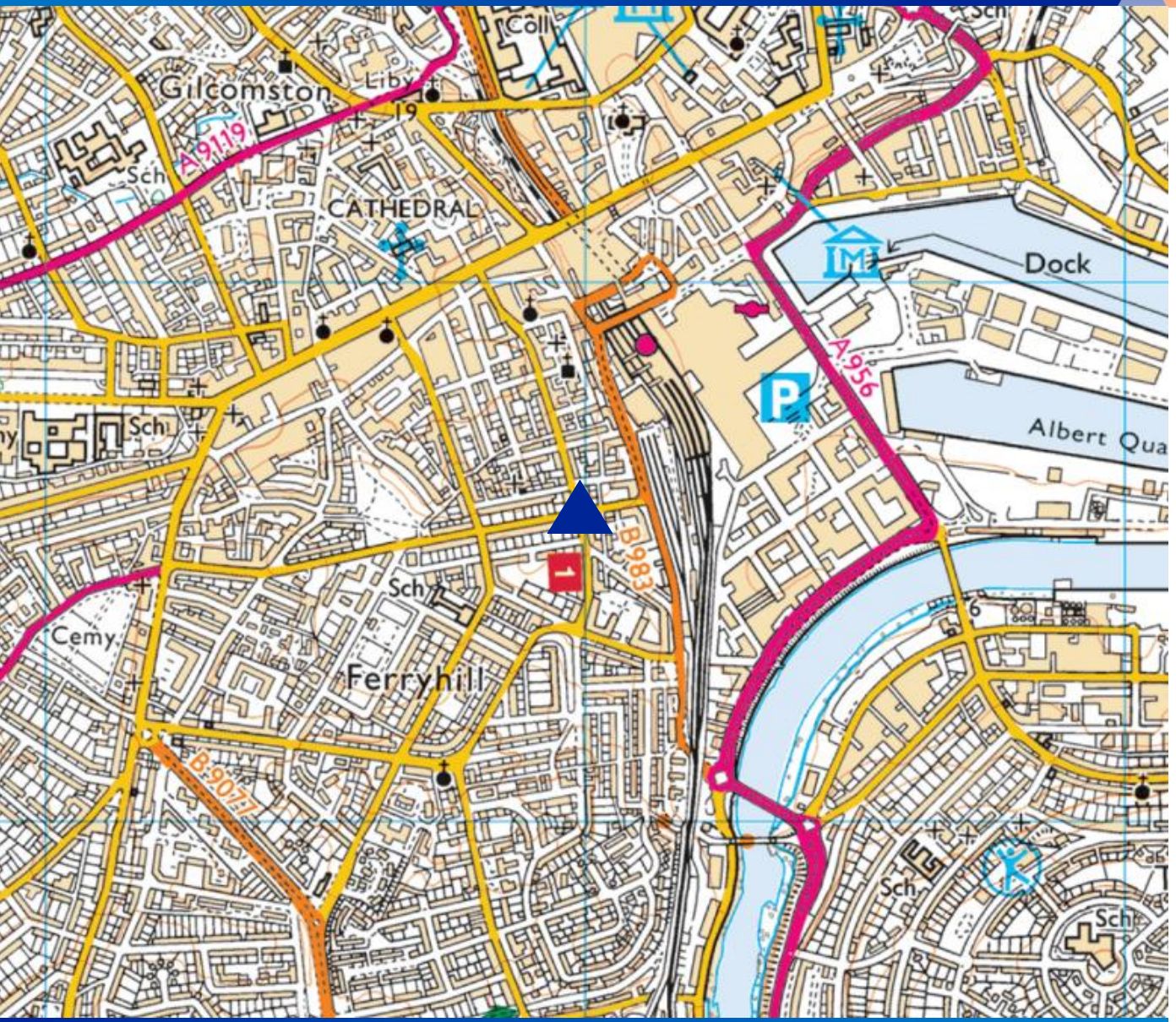
SHEPHERD
COMMERCIAL

Location



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.

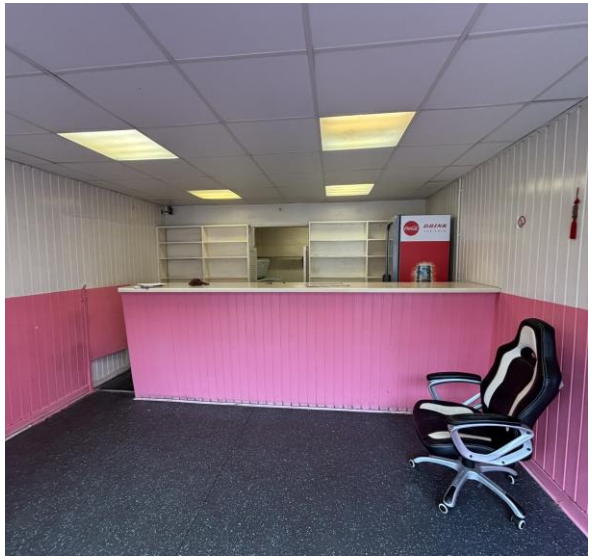
The property is conveniently positioned within a short walking distance of Union Street and the wider City Centre, providing access to a comprehensive range of retail, leisure and professional amenities. The location benefits from excellent public transport connectivity, with regular bus services operating 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 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.

The Detail

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.

Closing Date

A closing date for offers will be set for Friday 27th November 2026 at 12 noon.

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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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 OCTOBER 2026.

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