

FOR SALE

Office Unit in Prominent Area

City Centre Location

Suitable for a variety of commercial uses

Redevelopment Opportunity

Size- 130.56 sqm (1,405 sqft)

Price - £200,000

Rental - £20,000 per annum

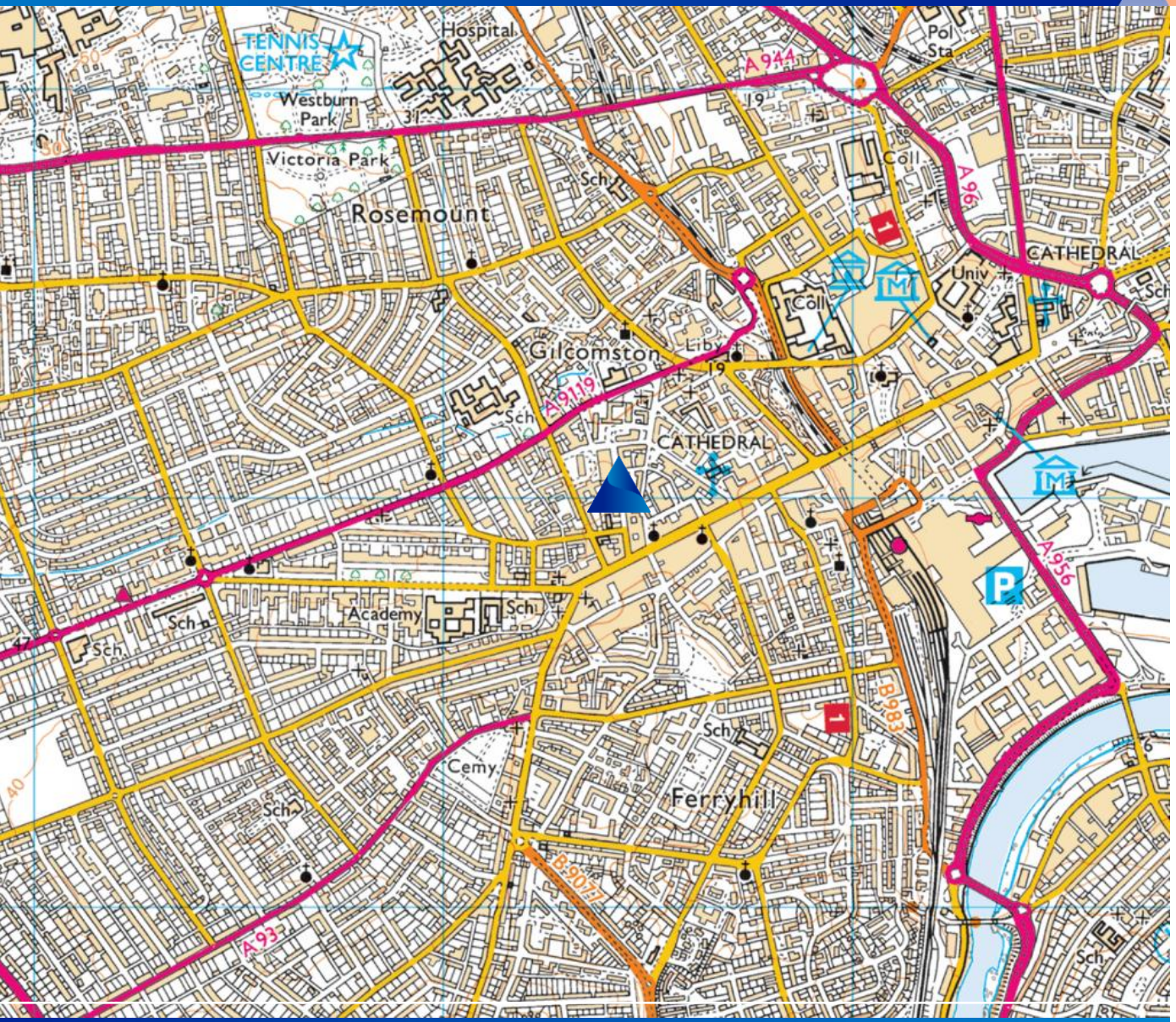
VIRTUAL TOUR 360°

51 CHAPEL STREET, ABERDEEN, AB10 1SS

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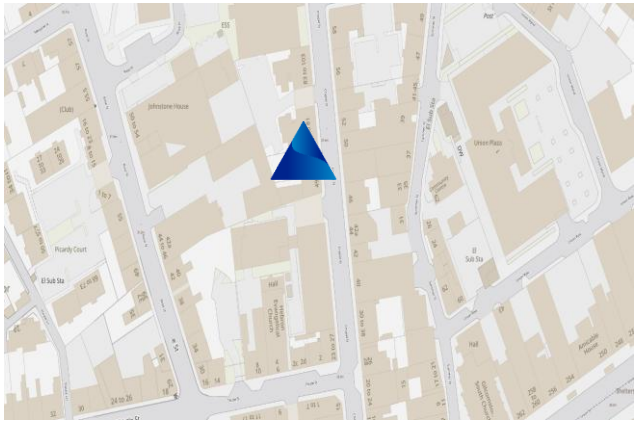
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Location



The subjects are located on Chapel Street which is situated just south of Union Street. The premises therefore benefits from access to city centre amenities whilst also having swift access to the local and national road network and the public transport system.

Surrounding occupiers are a mixture of residential and retail users, largely local in nature. Other business on Chapel Street include The Atrium, Holiday Inn express and Thistle Alterations.



City Centre Office Unit

FIND ON GOOGLE MAPS

Description









The subjects comprise of a ground floor premises within a mid terraced, three storey and attic traditional granite building with a pitched and slated roof over. There is a single storey extension to the rear of granite blockwork construction with a flat roof over. The subjects benefit from a glazed aluminum framed frontage and entry is taken via a glazed aluminum framed doorway.

Internally, the subjects provide an open plan reception / waiting area, cellular offices and open plan offices with associated staff facilities. The front section of the premises has solid flooring overlaid in wooden style laminate and suspended ceilings featuring LED light fitments. The rear section has solid floors overlaid in carpet and painted plaster walls and ceiling. Heating of the premises is via wall mounted gas fired radiators.

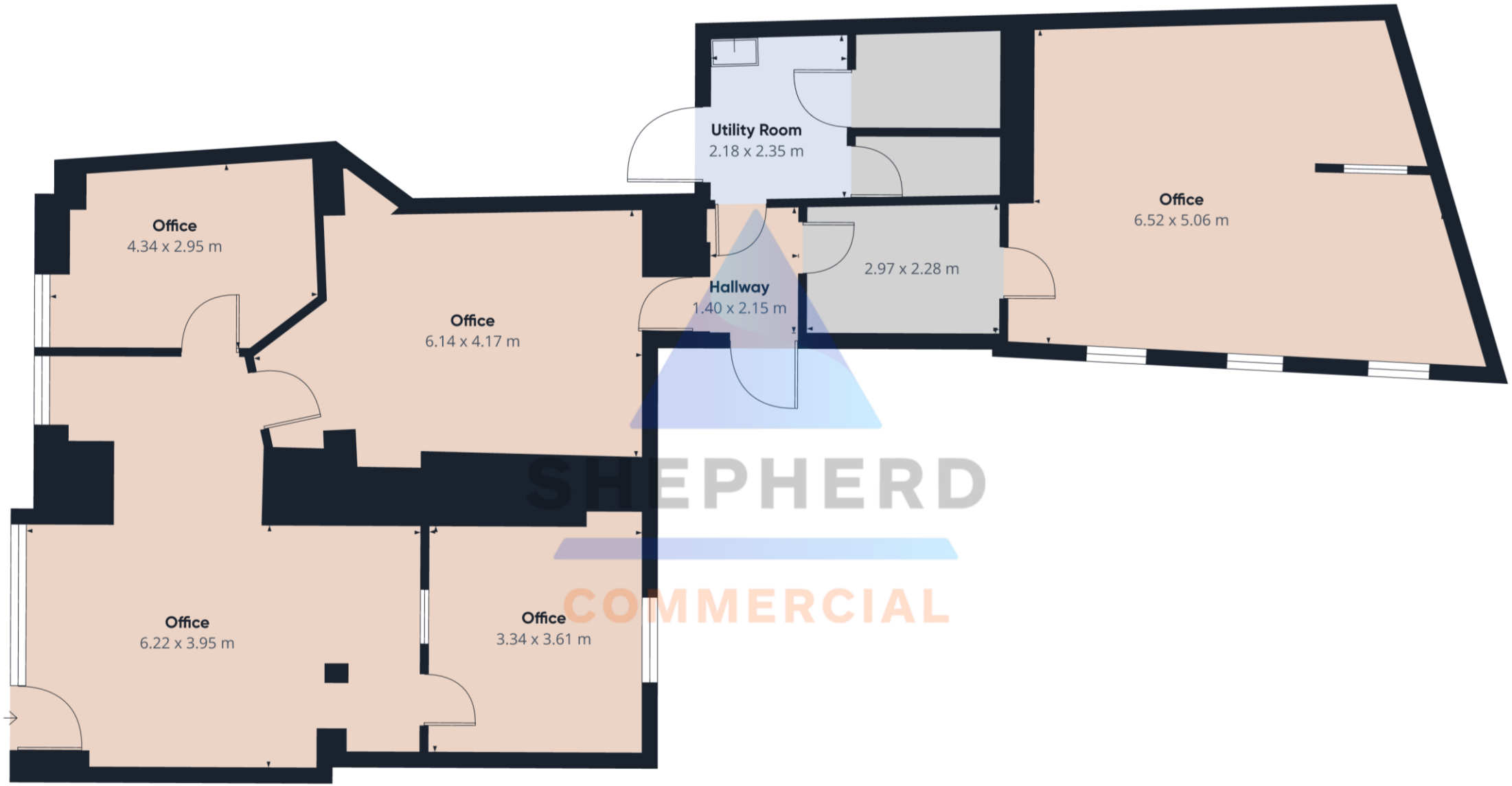
Accommodation

	m^2	ft^2
Total	**130.56**	**1,405**

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).

Floor Plans

51 CHAPEL STREET, ABERDEEN, AB10 1SS



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The Detail

Price

£200,000 exclusive of VAT.

Rental

£20,000 per annum.

Lease Terms

The premises are available on the basis of a new lease of negotiable terms.

Rateable Value

The Rateable Value for 51 Chapel Street, Aberdeen, AB10 1SS as of 1st April 2026 is shown on the Scottish Assessors' website as £16,750. Eligible occupiers will be able to obtain 16.25% rates relief via the Small Business Bonus Scheme.

Energy Performance Certificate

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

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 will be responsible for any Land and Building Transaction Tax (LBTT) Registration Dues, if applicable.

Get in Touch

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

James Cavanagh
james.cavangh@shepherd.co.uk

Shepherd Chartered Surveyors
35 Queens Road, Aberdeen, AB15 4ZN
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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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