

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

WHAT 3 WORDS

51 CHAPEL STREET, ABERDEEN, AB10 1SS

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Location

51 CHAPEL STREET, ABERDEEN, AB10 1SS



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.

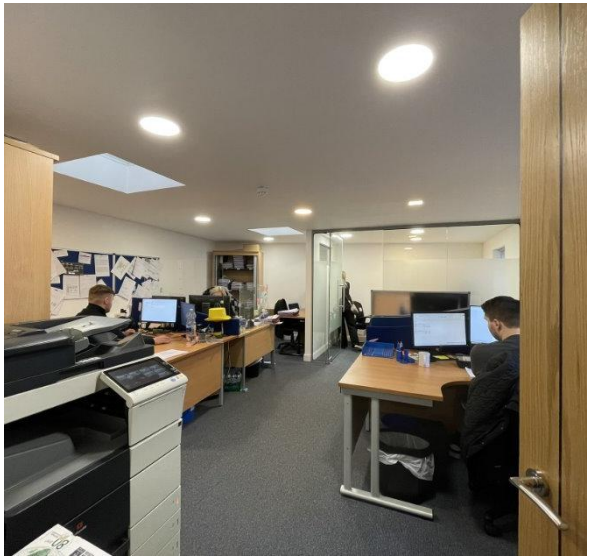
Surrounding occupiers are a mixture of residential and retail users, largely local in nature. Other business on Chapel Street include The Atrium, Holiday Inn express and Thistle Alterations.

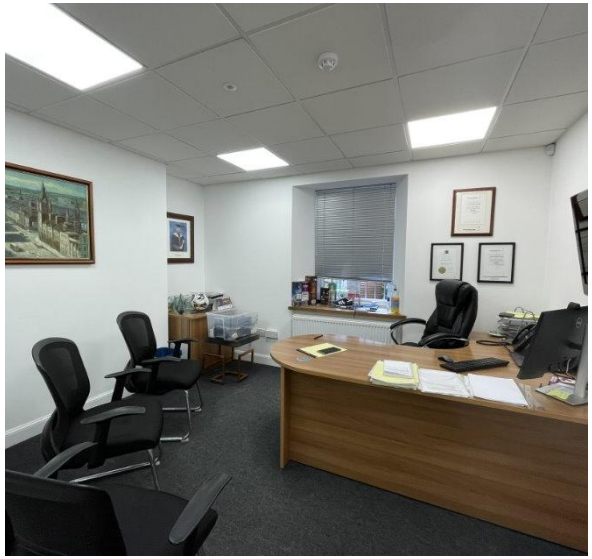
City Centre Office Unit

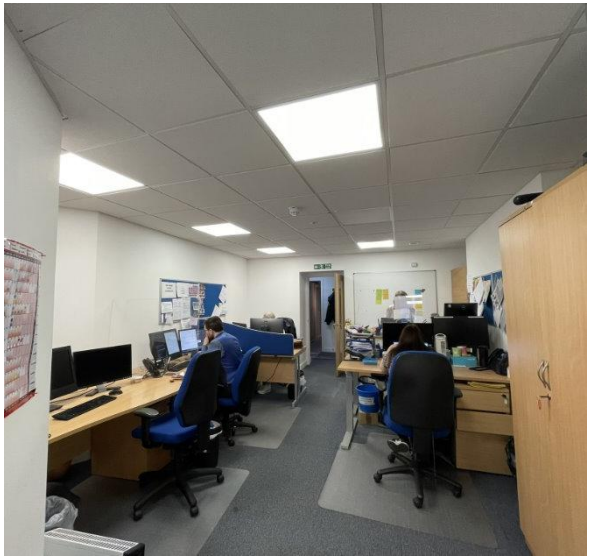
FIND ON GOOGLE MAPS

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).

The Detail

Price

£200,000 exclusive of VAT at the prevailing rate.

Rental

£20,000 per annum exclusive of VAT at the prevailing rate.

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.

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.

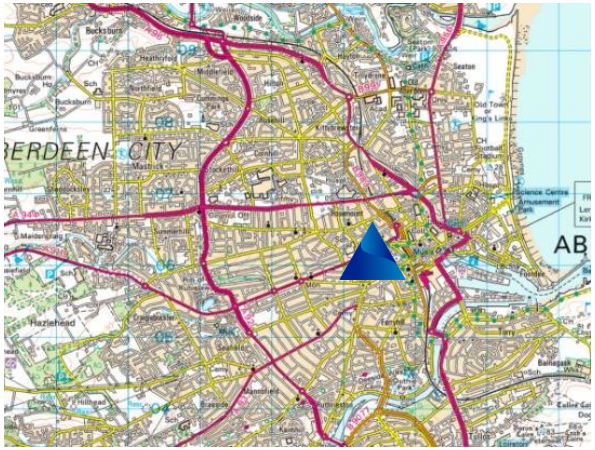
Energy Performance Certificate

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

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.



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 SEPTEMBER 2026

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