



TO LET

Exciting Redevelopment Project within Heart of Old Aberdeen

May Be Suitable For A Variety Of
Uses Including Retail, Office, Café
Or Short-term Letting
Accommodation Subject To
Planning

Size: 152.01 SQM (1,636 SQFT)

Incentives Available

Rental : On Application



WHAT 3 WORDS

15 HIGH STREET, ABERDEEN, AB24 3EE

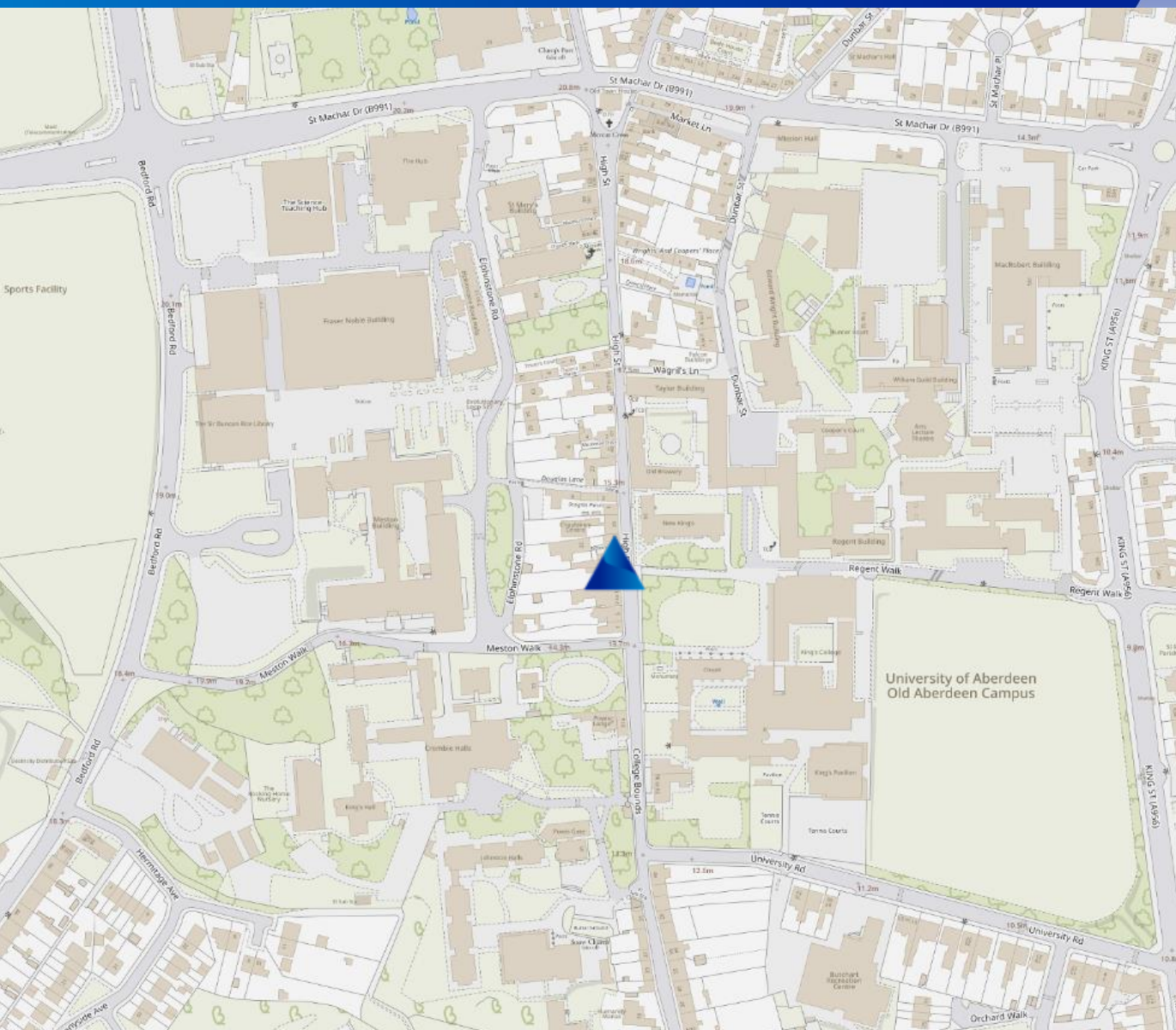
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Location

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The property sits within the main University of Aberdeen campus, surrounded by a blend of academic, residential and research facilities. Old Aberdeen is key tourist destination, renowned for its cobbled streets, historic architecture and landmarks including King's College, St Machar's Cathedral and the Powis Gates.

The subjects are located on the west side of High Street, between its junctions with Meston Walk and Douglas Lane, directly opposite Elphinstone Hall. The lawns in front of Elphinstone Hall are also frequently used to host marquees and outdoor functions.

The immediate vicinity offers a mix of residential and commercial uses, with nearby occupiers including Kilau Coffee, Foodstory Café, Blackwell's Bookshop, St Machar Bar, Keystore, and JG Ross Bakery.



FIND ON GOOGLE MAPS



The subjects form part of the main University of Aberdeen Campus. Founded in 1495, University of Aberdeen is ranked 3rd in Scotland, Wales and Northern Ireland for student satisfaction in The National Student Survey 2025.

The campus attracts around 15,000 students and a large community of researchers and academics from across the globe, creating consistent year-round activity and demand for local amenities, accommodation, and services. The surrounding Old Aberdeen area also benefits from strong visitor interest, with the High Street forming part of the route for the Aberdeen City Tour Bus.

Located just a short distance away from the property is Kings College which was founded in 1495 and is the original institution that eventually became the University of Aberdeen. It is known for its iconic architecture, particularly the Chapel. Today, it remains an active academic site, teaching subjects like Divinity, Art History, and Religious Studies

Directly opposite lies Elphinstone Hall which was designed and built in 1930 and is one of the universities most recognisable buildings, serving academic purposes like exams and graduations, as well as a variety of university and external events such as conferences, dinners, ceilidhs, and receptions.

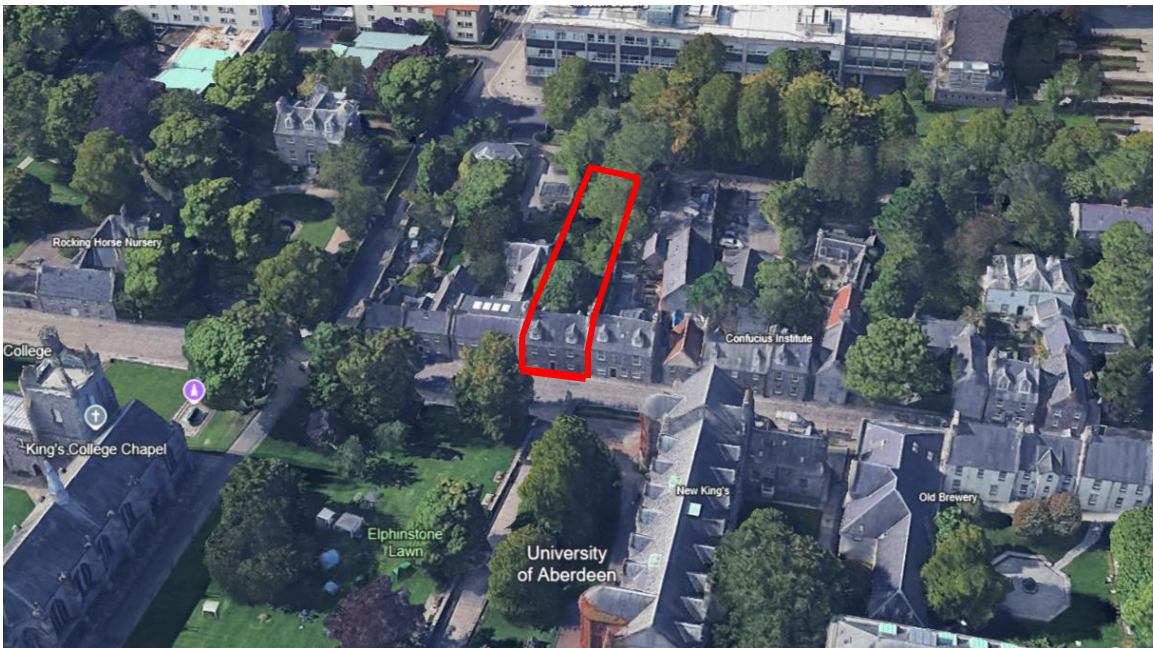
Nearby, the Sir Duncan Rice Library provides further academic and public resources, underlining the area's reputation for innovation and excellence.

The campus is also an established cultural destination, with the internationally recognised Nuart Aberdeen street art festival expanding its presence into Old Aberdeen



Description

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The subjects comprise a mid-terraced, three-storey and attic property of traditional granite construction, under a pitched slate roof incorporating dormer projections.

Internally, the accommodation is arranged over three principal floors with a small attic space and is currently configured to provide a living room, dining room, kitchen, five bedrooms, bathroom, box/shower room and WC. Finishes include timber flooring throughout, with walls formed in a combination of painted plasterboard and wallpaper lining.

The property benefits from a substantial rear garden, which can be accessed from Elphinstone Road.

Given its size, layout and prominent position within Aberdeen University's historic campus, the premises may offer scope for a range of commercial uses such as retail, office, café, service-based occupiers, as well as short-term letting opportunities such as Airbnb. All potential uses will be subject to the necessary planning consents.

Due to the refurbishment works required, there would be incentives available.

Accommodation

	m ²	ft ²
Ground Floor	54.37	585
First Floor	57.82	622
Second Floor	39.82	429
Total	152.01	1,636

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).



Pictures

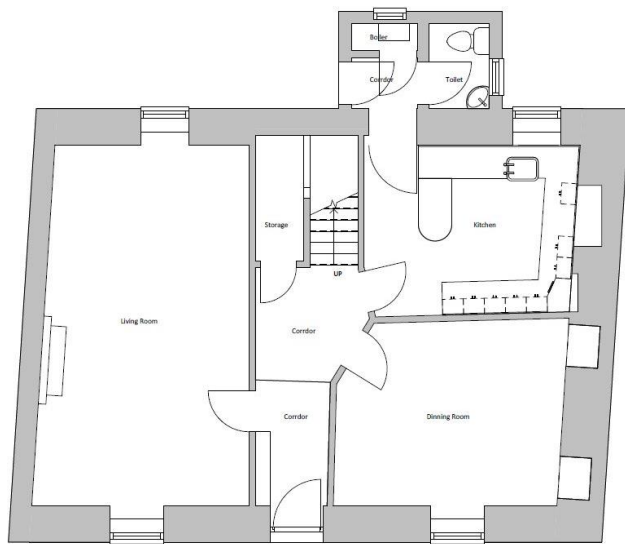
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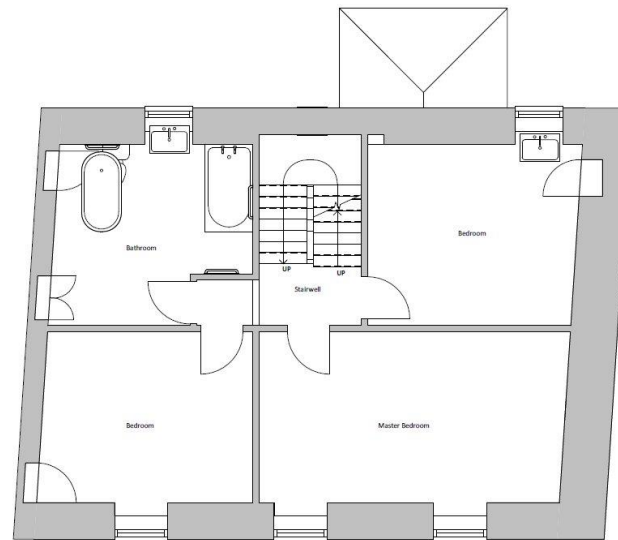


Floor Plans

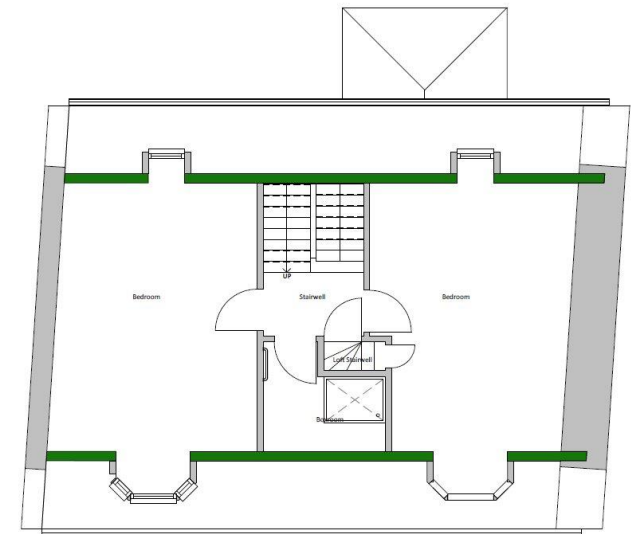
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Ground Floor



First Floor



Second Floor



Opportunity

This property requires refurbishment and presents an exciting opportunity for a party to deliver a project that will positively contribute to both the University and the local community. We welcome discussions with interested parties who are keen to take on this opportunity. Lease and rental terms will be structured to reflect the level of investment required.

Rental

Upon Application.

Lease Terms

Our clients are seeking to **lease** the premises on a long-term basis on a Full Repairing and Insuring lease.

Planning

The subjects were previously in use as residential accommodation. Any change of use will be subject to the relevant planning consents from Aberdeen City Council. Interested parties are advised to make their own enquiries to confirm the suitability of the property for their intended use.

Council Tax

The Council Tax banding for 15 High Street is F.

Rateable Value

In the event of a change of use being secured and Business Rates being applicable, the Rateable Value will have to be assessed.

Energy Performance Certificate

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

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 incoming 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:



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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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