

FOR SALE BY ONLINE AUCTION

City Centre Retail Unit

Size: 138.44 sqm (1,491 sqft)

Prominent corner location

Over ground and basement level

Guide: £85,000

VIRTUAL TOUR 360°

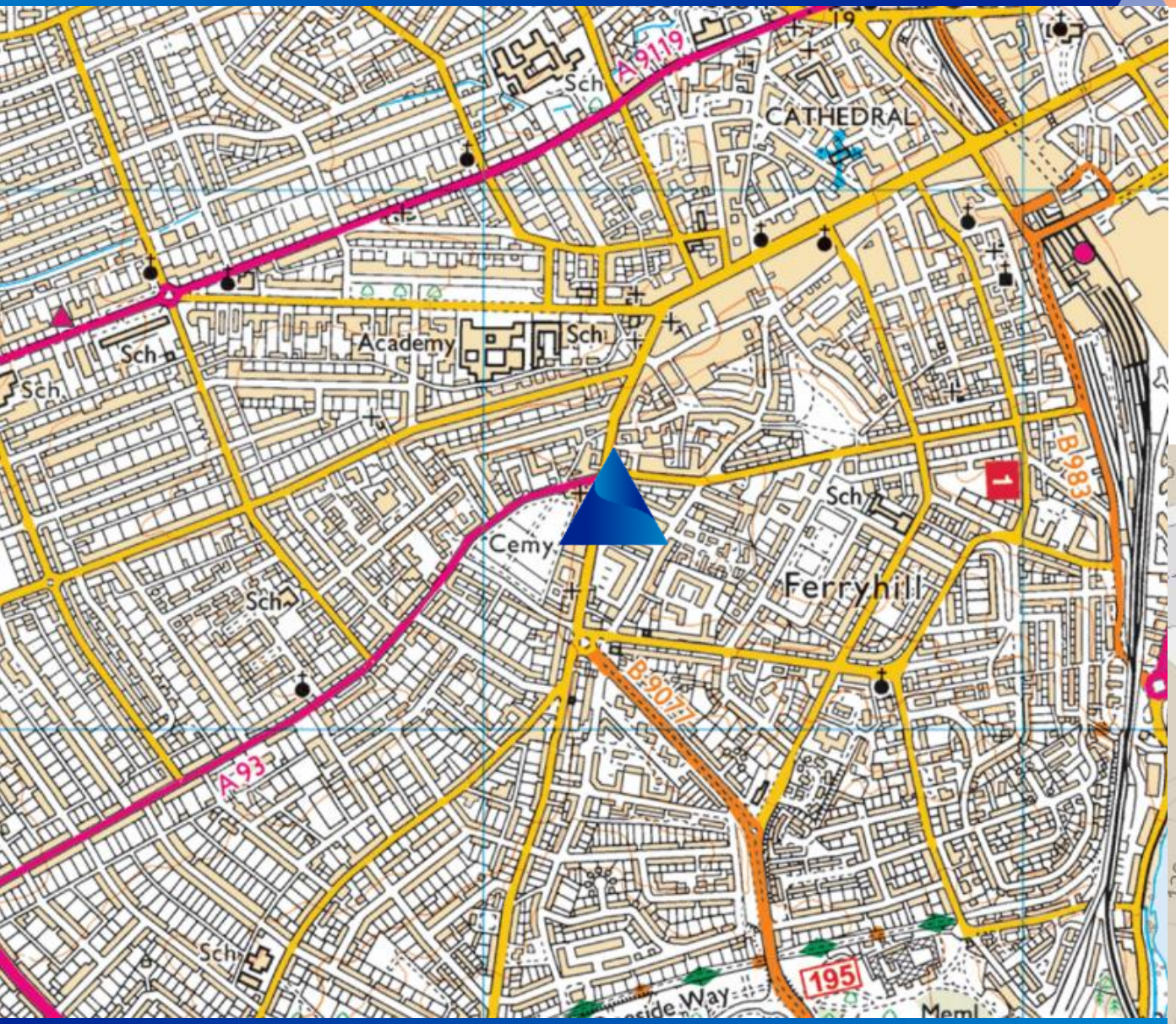
131 HOLBURN STREET, ABERDEEN, AB10 6BP

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Location

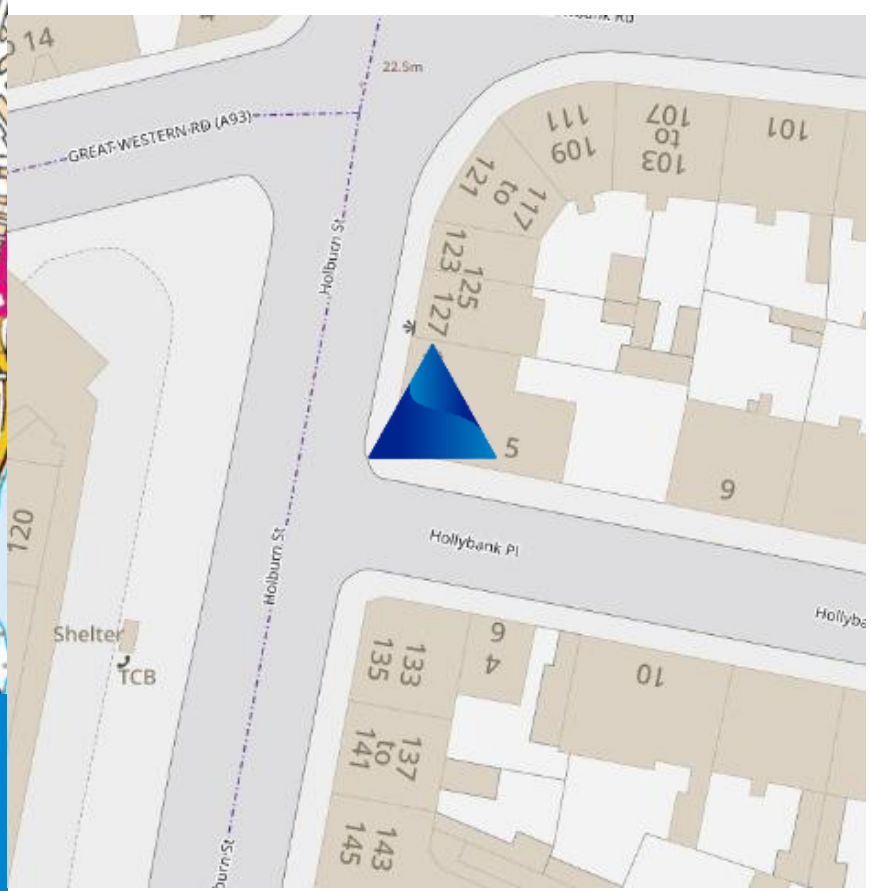
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The subjects are located on the east side of Holburn Street, between its junctions with Willowbank Road and Hollybank Place.

Holburn Street is one the main arterial roads in and out the city centre to the south, as a consequence the subjects benefit from excellent public and private transport links.

This busy throughfare comprises a mix of commercial and residential uses. Commercial occupiers within the vicinity include Indigo Sun & Sainsburys



Prominent Corner Retail Unit

Description









The subjects comprise the ground and basement floor of a four storey, attic and basement traditional tenement building of pointed stonework construction, with a pitched slate roof over. Access to the property is via a timber and glazed pedestrian doorway. The subjects benefit from retail frontage onto both Holburn Street and Hollybank Place, which comprises large, single glazed timber framed display windows.

Internally, the subjects are divided to provide an open plan salon area, with a treatment room and W.C. at the rear, whilst the basement forms staff and storage accommodation. The ground floor has laminated flooring throughout with papered plasterboard walls and painted plasterboard ceiling. Natural light is provided via the glazed display windows, whilst artificial light is by means of spot and pendant light fitments.

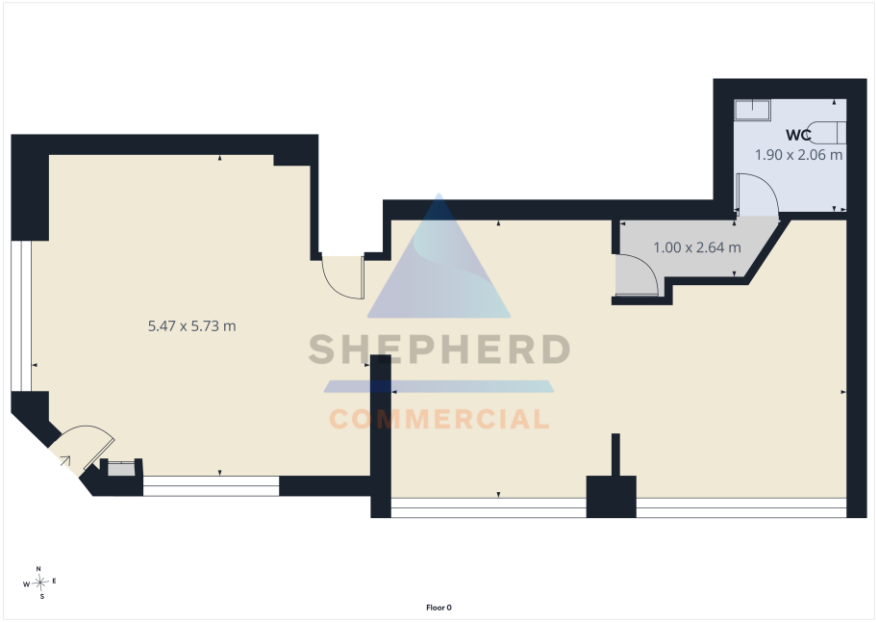
Accommodation

	m^2	ft^2
Ground Floor	63.14	680
Basement	75.30	811
TOTAL	**138.44**	**1,491**

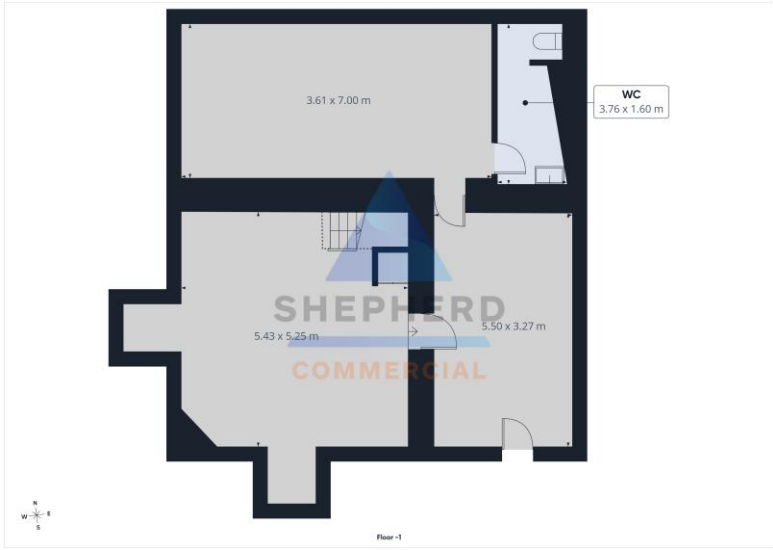
The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Floor Plans

131 HOLBURN STREET, ABERDEEN, AB10 6BP



Ground Floor



Basement

The Detail

131 HOLBURN STREET, ABERDEEN, AB10 6BP

Auction Date

The auction will be held on 3rd December 2026 @ 2.30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

https://www.shepherd.co.uk/auctions-remote-bidding/

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Buyer Fees

The buyer's fee is 3% plus VAT subject to a minimum of £3,000 plus VAT.

Energy Performance Certificate

The property has an energy rating of B. A copy of the EPC is available upon request.

Legal Pack

The legal pack is available to view online.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

Guide Price

The property has a guide price of £85,000

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

VAT

See Legal Pack.

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 November 2026

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