

FOR SALE



OFFICE PREMISES

Suitable for residential use,
subject to planning

Prominent West End Location

Car Parking to the Rear

Size 237 SQM (2551 SQFT)

Price - £315,000

VIRTUAL TOUR 

4 ALBERT STREET, ABERDEEN, AB25 1XQ

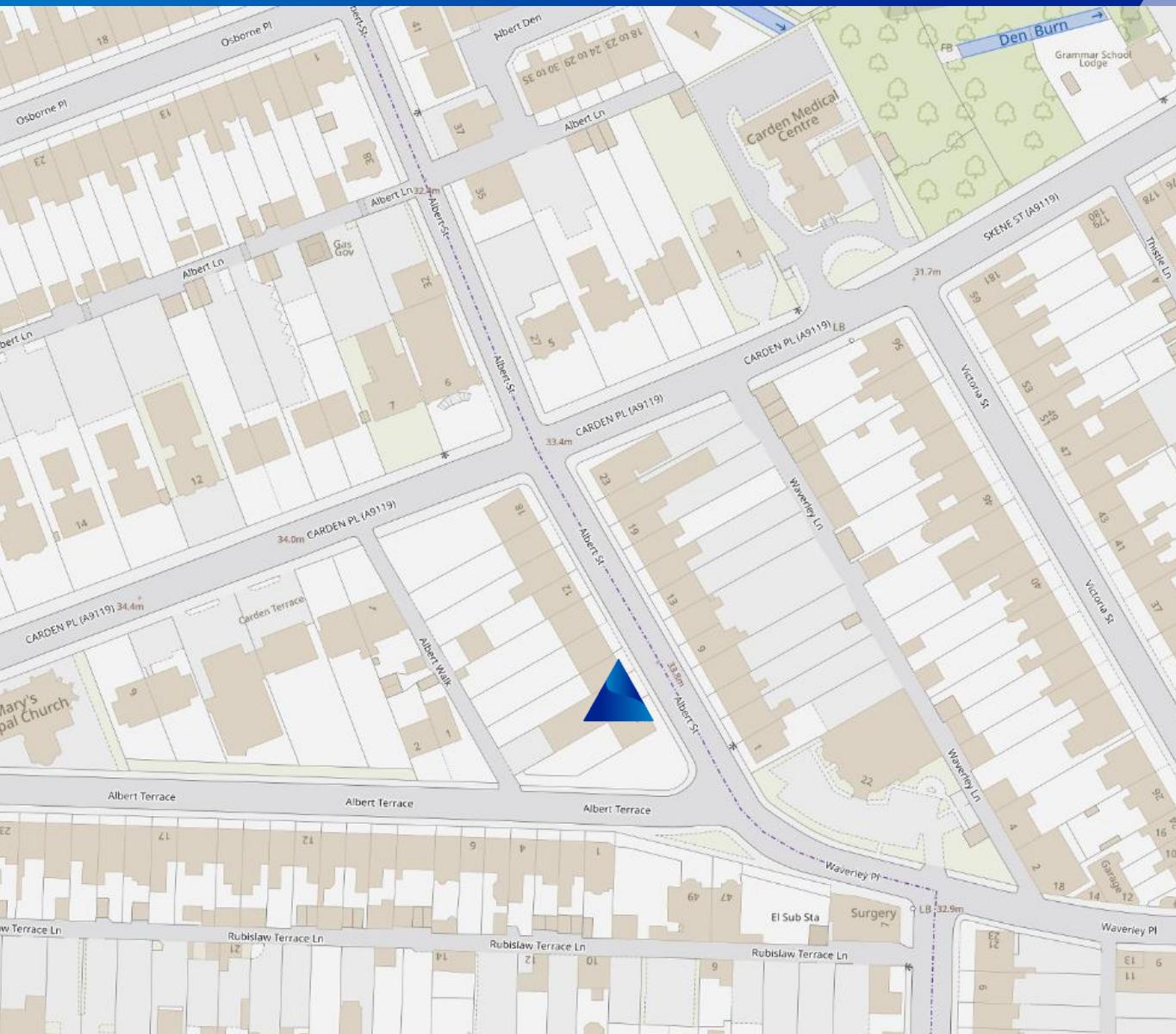
CONTACT: Mark McQueen, mark.mcqueen@shepherd.co.uk | 01224 202800 | shepherd.co.uk
Savills, Ben Clark, ben.clark@savills.co.uk | 01224 971123 | savills.co.uk


SHEPHERD
COMMERCIAL



Location/Description

4 ALBERT STREET, ABERDEEN, AB25 1XQ



West end office premises with potential for single residential dwelling



FIND ON GOOGLE MAPS

Location

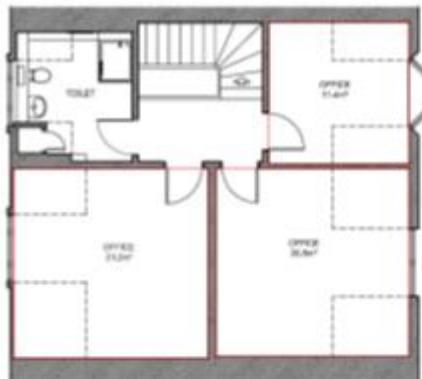
The subject property is located within the heart of Aberdeen's West End office district. Within a short walk of Union Street, Aberdeen's main commercial thoroughfare. The property benefits from an array of local amenity which includes but not limited to: cafe's, restaurants, bars and shops.

Description

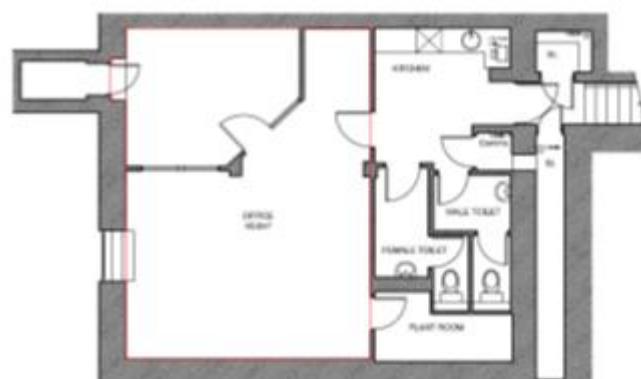
- Mid-terraced granite building with large open plan extension
- Lower ground, Ground and First floors
- Redecorated and recarpeted rear extension
- Nine car parking spaces to the rear of the building
- Shower facilities
- gas fired central heating system through the building
- Mixture of cellular and open plan spaces

Floor Plans

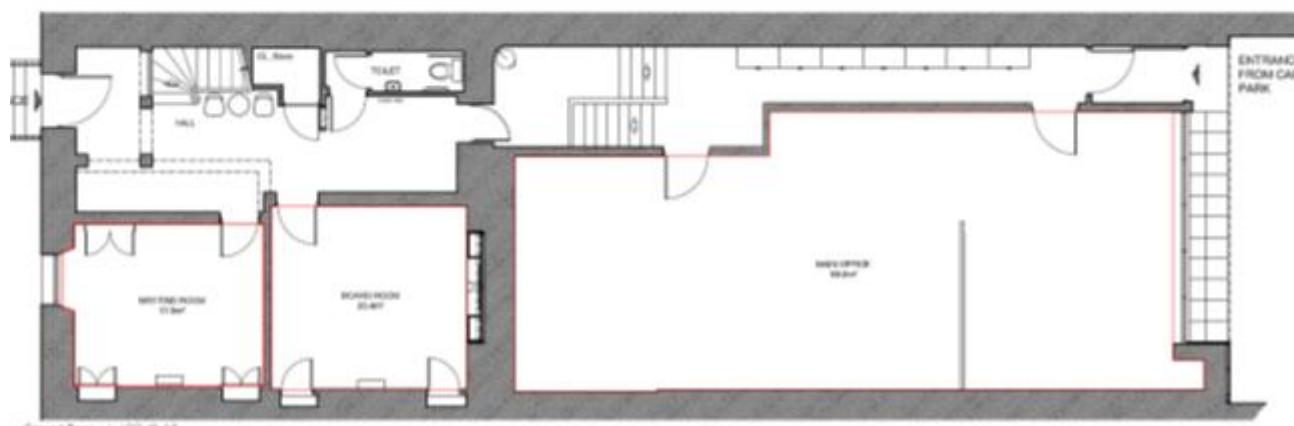
4 ALBERT STREET, ABERDEEN, AB25 1XQ



First Floor - 11:00 AM



第10章 1000 相关



Ground Floor - 11/10/03 (8) A3



The Detail

4 ALBERT STREET, ABERDEEN, AB25 1XQ

Accommodation

ACCOMMODATION	m ²	ft ²
Lower Ground Floor	46.64	502
Ground Floor	136.94	1,474
First Floor	53.42	575
TOTAL	237	2,551

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).

Price

£315,000 exclusive of VAT.

Energy Performance Certificate

The subjects have a current Energy Performance Rating 'E'.

Further information and a recommendations report are available to seriously interested parties upon request.

Rateable Value

The draft 2026 Rateable values are as follows:

AREA	Rateable Value
4 Albert Street	£17,750
Ground Floor Front	£6,200
First Floor Front	£2,700
Basement	£6,500
First Floor Rear (North)	£2,700
First Floor Rear (South)	£1,450
TOTAL	£37,300

A purchaser would have the opportunity to appeal these Rateable Values.

In addition, fresh start rates relief may be available with further information available upon 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 associated with the transaction with the purchaser being responsible for any registration dues, LBTT, etc.

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 DECEMBER 2025

Get in Touch

For further information or viewing arrangements please contact:

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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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