



FOR SALE BY ONLINE AUCTION

Auction Date:
10th February 2026

Office Premises

**Planning Consent Granted for
Residential Redevelopment**

Arranged over 4 Levels

City Centre Location

Guide Price : £99,000



VIDEO TOUR



WHAT 3 WORDS

4 BON ACCORD CRESCENT, ABERDEEN, AB11 6DH

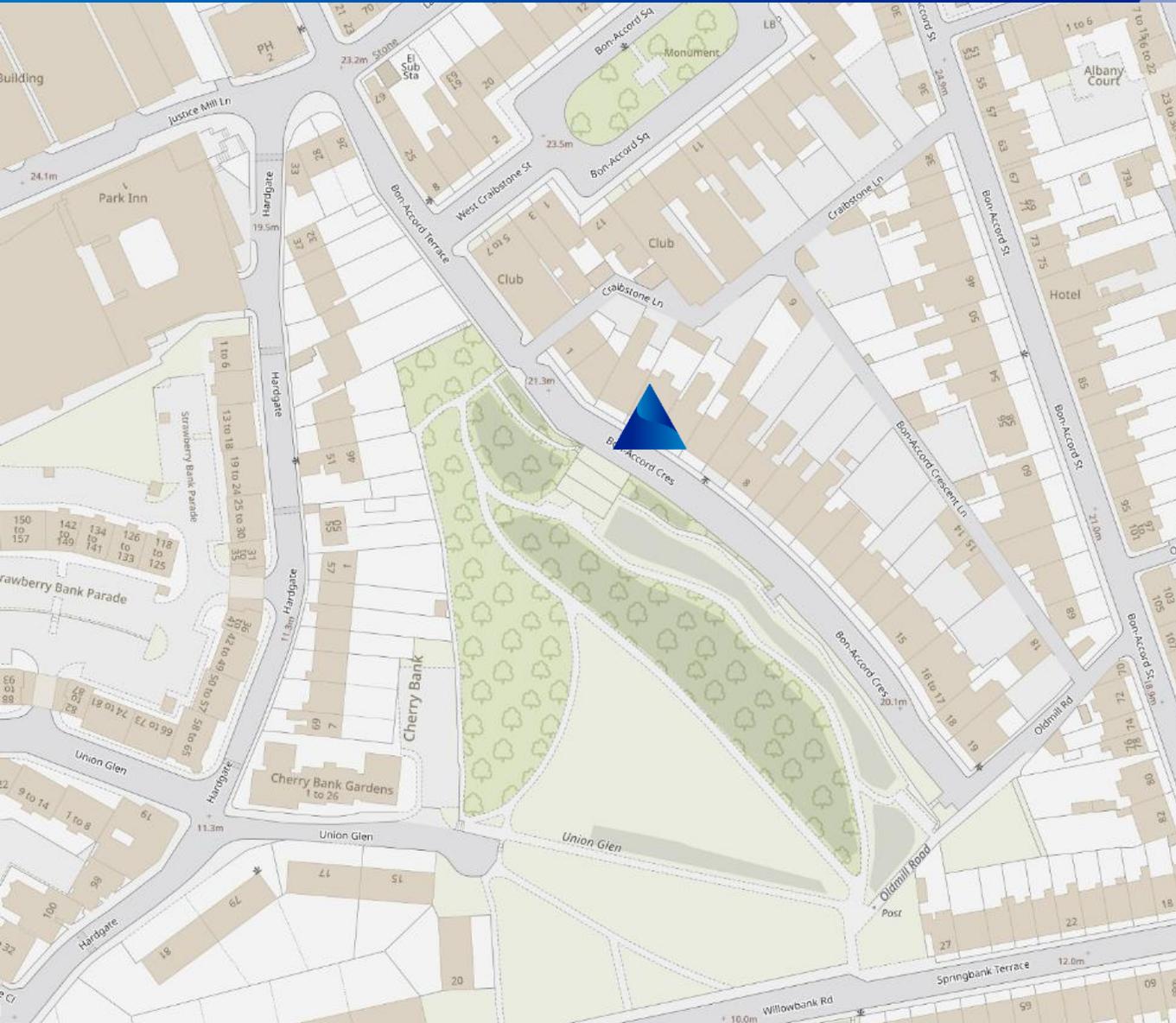
CONTACT: Mark McQueen mark.mcqueen@shepherd.co.uk | 01224 202800 | shepherd.co.uk





Location/Description

4 BON ACCORD CRESCENT, ABERDEEN, AB11 6DH



Location

The subjects occupy a prestigious location at the northern end of Bon Accord Crescent close to its junction with Bon Accord Square. The location is only a short distance from Union Street, the City's main commercial and retail thoroughfare. The location benefits from good transportation links given the central location and accordingly is easily accessible from all parts of the City.

Description

The premises are arranged over lower ground, ground, first and attic and is of traditional granite and slate construction which has been extended to the rear.

The premises currently provide cellular office accommodation along with w.c. and tea preparation facilities. Heating is provided by an electric panels.

Rating

The subjects are currently entered in the draft 2026 Valuation Roll as follows:

- > 4 Bon Accord Crescent – £7,100
- > 1st Floor Front - £3,600
- > 1st Floor Part - £2,600
- > Ground Floor Part - £2,700
- > Attic - £2,400
- > Ground Floor Part - £1,400
- 1st Floor Part - £1,200
- **Total - £21,000**

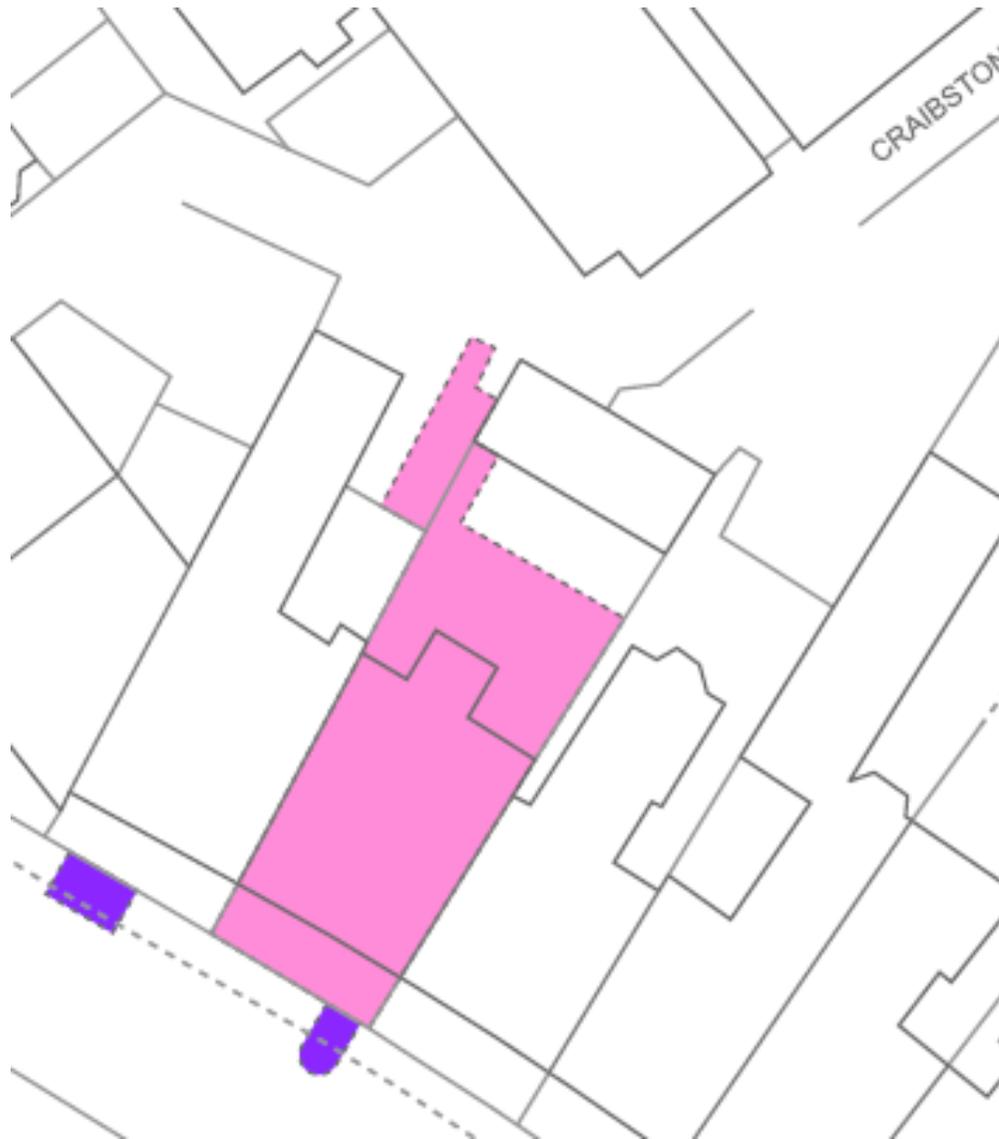


FIND ON GOOGLE MAPS



Description

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Planning

The premises are currently utilised as office accommodation, however, a planning consent was secured for a change of use from office and subdivision of building to form 2 residential apartments. The consent was secured during October 2022.

Further information can be found at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?keyVal=R99DXQBZLVN00&activeTab=summary>

Purchasers should satisfy themselves in respect of the planning consent.

Accommodation

	m ²	ft ²
Lower Ground Floor	68.55	738
Ground Floor	64.09	690
First Floor	92.55	996
Second Floor	47.72	514
TOTAL	272.91	2,938

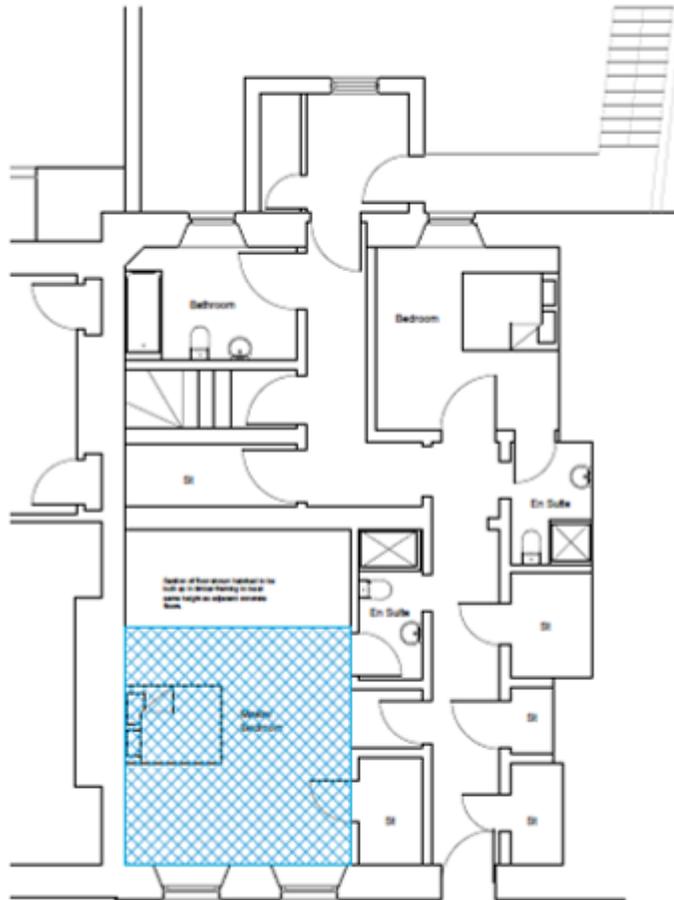
The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Description

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DUPLEX 1



BASEMENT PLAN



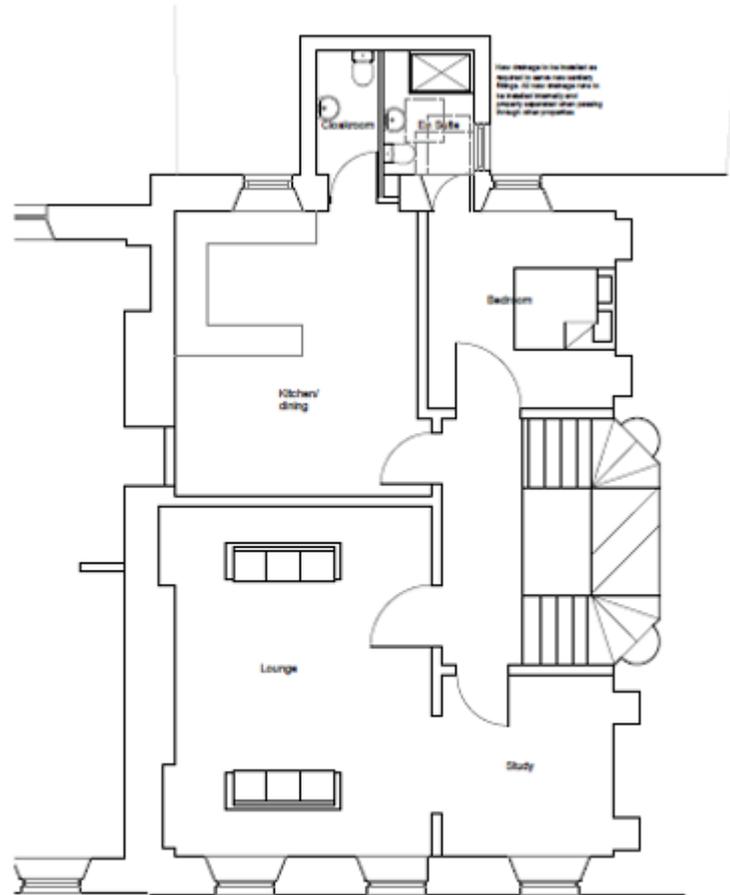
GROUND FLOOR PLAN



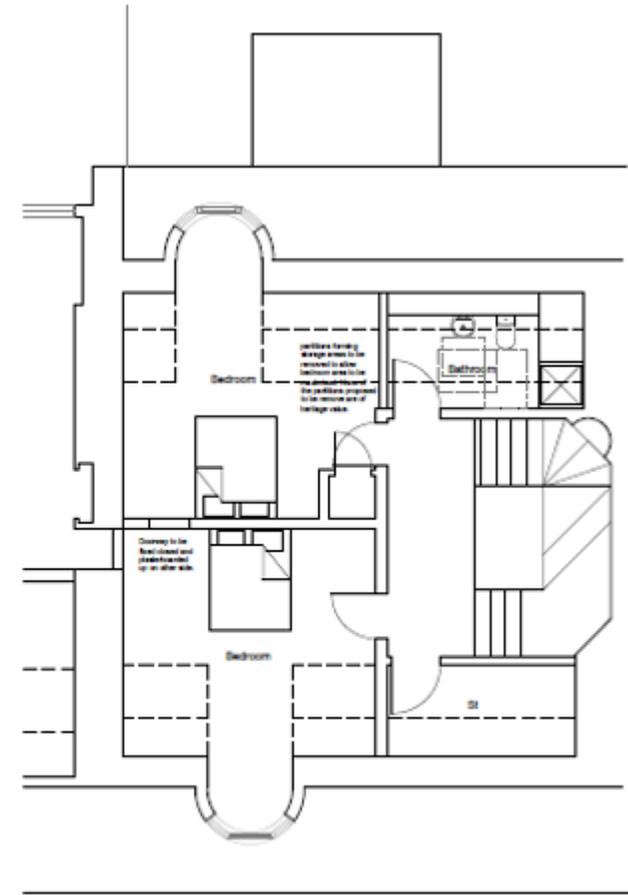
Description

4 BON ACCORD CRESCENT, ABERDEEN, AB11 6DH

DUPLEX 2



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Auction Date

The auction will be held on 10th February 2026 at 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.

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 £99,000

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.

Buyer Fees

The buyer's fee is 1.67% plus VAT subject to a minimum of £1,667 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

The property has an energy rating of 'E'.

A copy of the EPC is available upon request.

Get in Touch

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



Mark McQueen

mark.mcqueen@shepherd.co.uk

Shepherd Chartered Surveyors

35 Queens Road, Aberdeen, AB15 4ZN

t: 01224 202800



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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