

# FOR SALE BY ONLINE AUCTION

**Auction Date: 4<sup>th</sup>  
December 2025 @ 2.30pm**

**Former City Centre Restaurant  
suitable for redevelopment**

**Prominent Corner Building**

**Previously had planning for  
conversion to 12 flats granted in 2019**

**Located over first, second and third  
floors**

**GIA – 643sqm (6,921sqft)**

**Guide Price : £95,000**



**WHAT 3 WORDS**

**2- 4 BRIDGE STREET, ABERDEEN, AB11 6JJ**

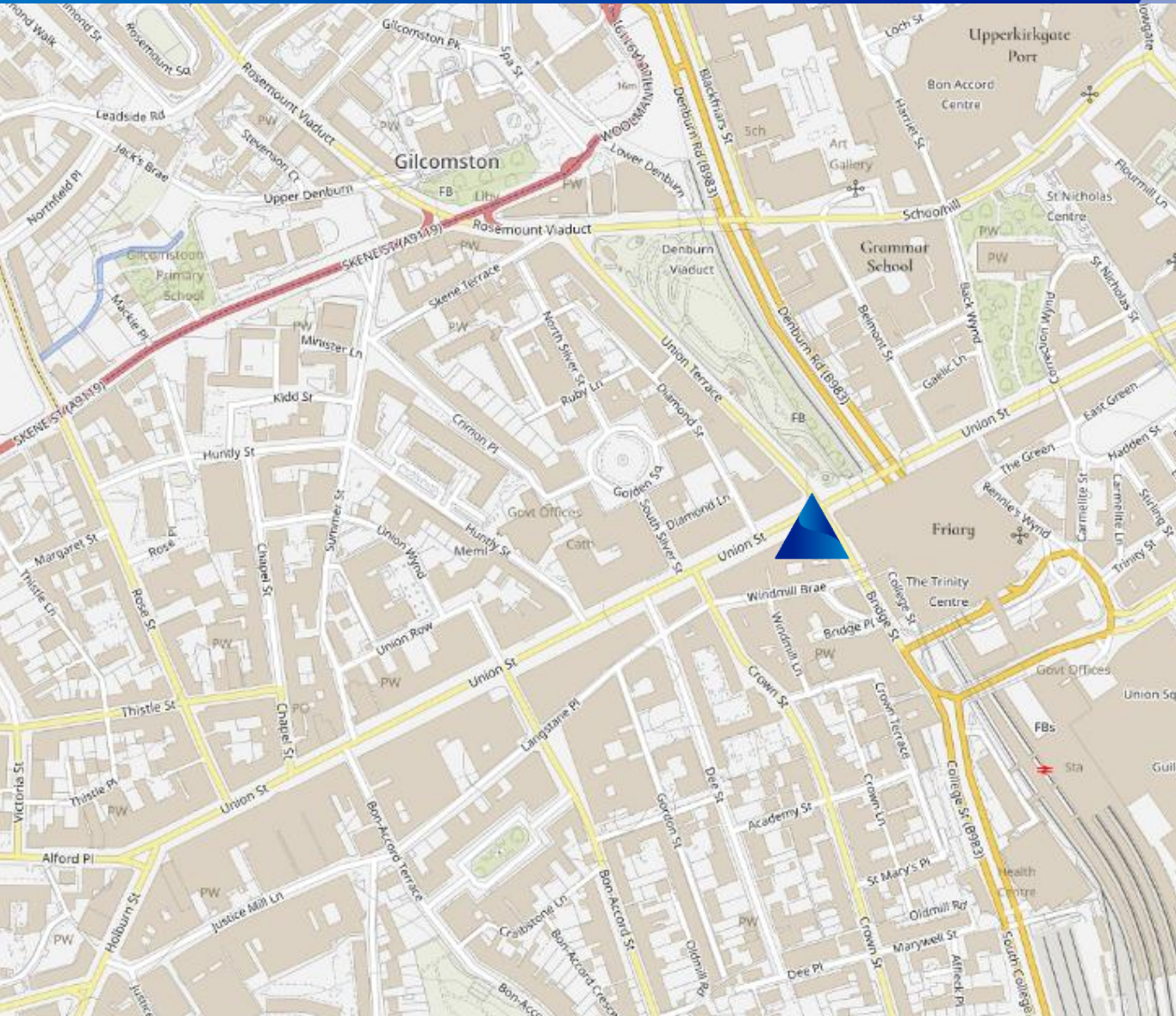
**CONTACT: James Morrison | [james.morrison@shepherd.co.uk](mailto:james.morrison@shepherd.co.uk)  
Melanie Gant | [melanie.grant@shepherd.co.uk](mailto:melanie.grant@shepherd.co.uk)  
[shepherd.co.uk](http://shepherd.co.uk)**





# Location

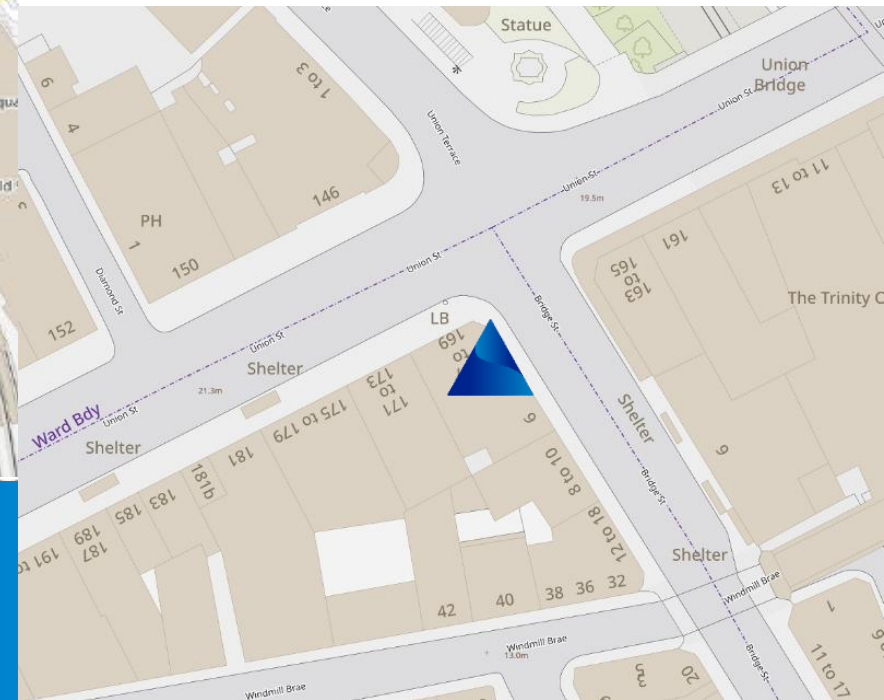
2- 4 BRIDGE STREET, ABERDEEN,  
AB11 6JJ



The subjects can be found on a prominent corner location in Aberdeen City Centre on the corner of Bridge Street and Union Street.

More specifically, the subjects are located on the west side of Bridge Street with the surrounding area being predominantly commercial in nature and includes occupiers such as Barclays, Santander, Sally Beauty and Greggs.

The property is also just a short distance away from the Trinity Centre and Union Square in addition to the Bus and Railways stations.



FIND ON GOOGLE MAPS



# Existing Elevations

2- 4 BRIDGE STREET, ABERDEEN,  
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EAST ELEVATION [ BRIDGE STREET ]

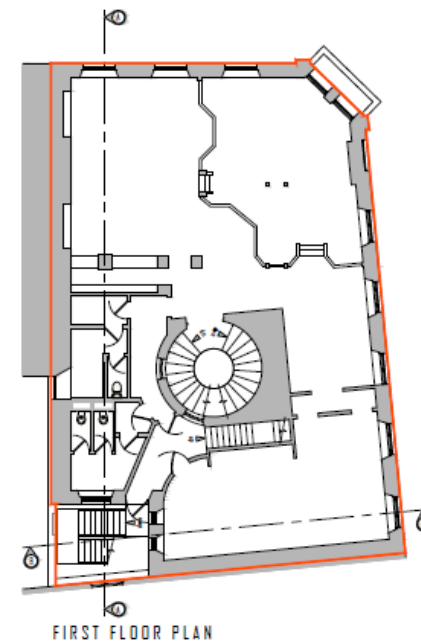
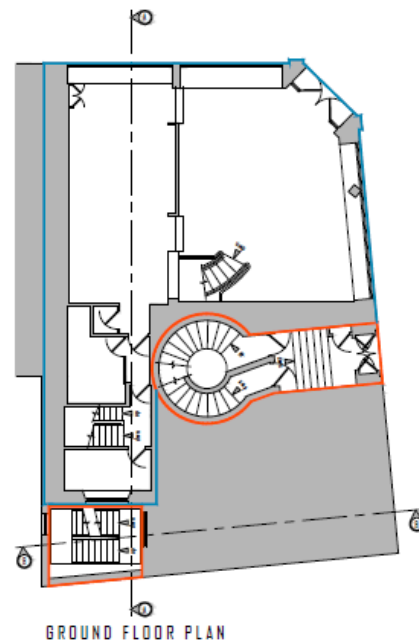
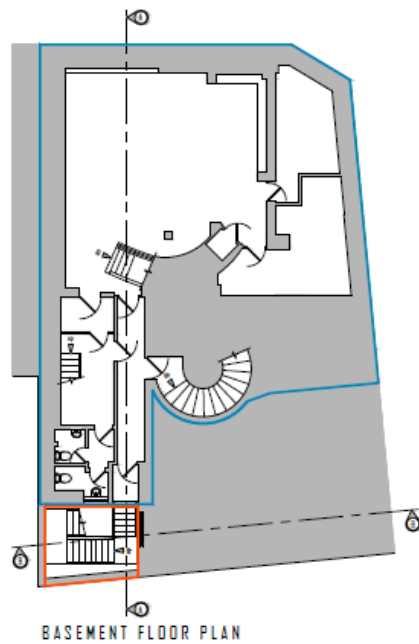
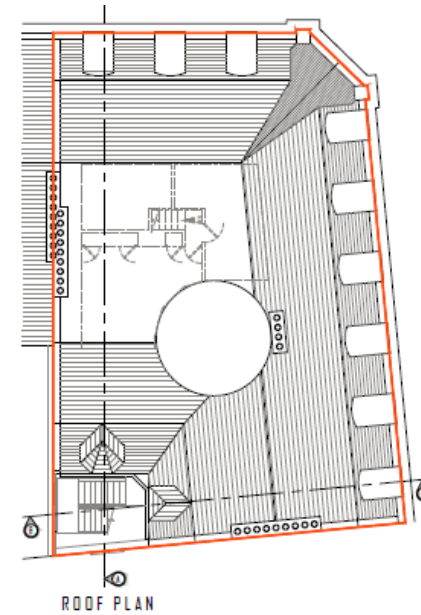
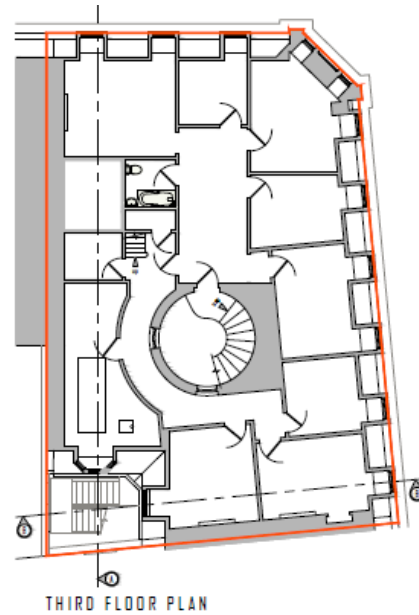
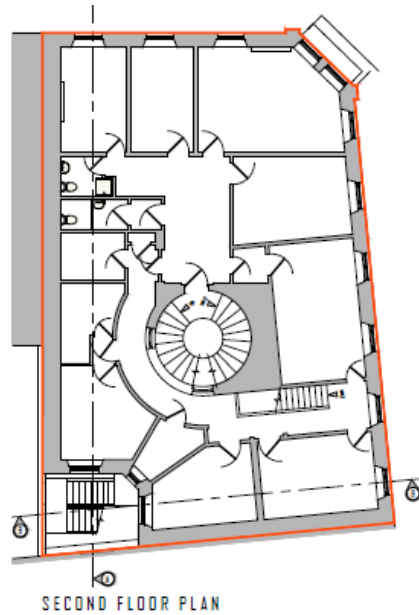


NORTH ELEVATION [ UNION STREET ]



# Existing Layouts

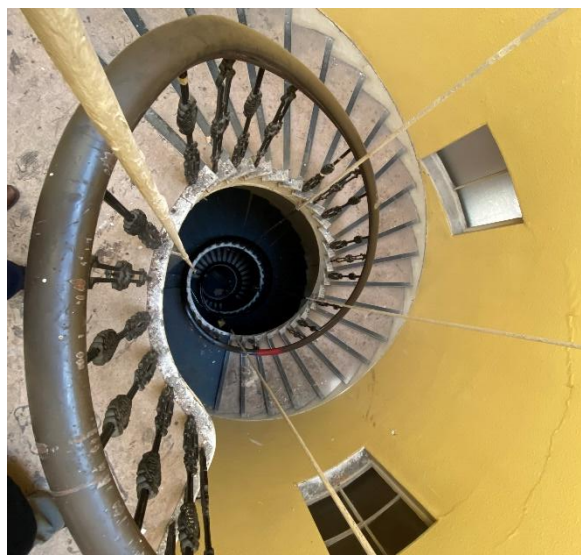
2- 4 BRIDGE STREET, ABERDEEN,  
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# Description

2- 4 BRIDGE STREET, ABERDEEN,  
AB11 6JJ



**2-4 Bridge Street is a grade 'C' listed building situated in the center of Aberdeen on the corner of Union Street and Bridge Street, overlooking Union Terrace gardens and the historic Denburn Valley.**

The building is 3 storey and attic with and is of a granite construction with a slated mansard roof over.

The property is accessed from a ground floor entrance with access to the remaining floors via a spiral staircase which provides access to first, second and third floor. There is also a fire escape stair located at the rear of the property.

Internally, the flooring is predominately of a suspended timber design overlaid in a mixture of finishes with the walls and ceilings being a mix of plasterboard and lath and plaster.

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	26	280
First Floor	214	2,303
Second Floor	210	2,260
Third Floor	193	2,077
Total	643	6,920

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



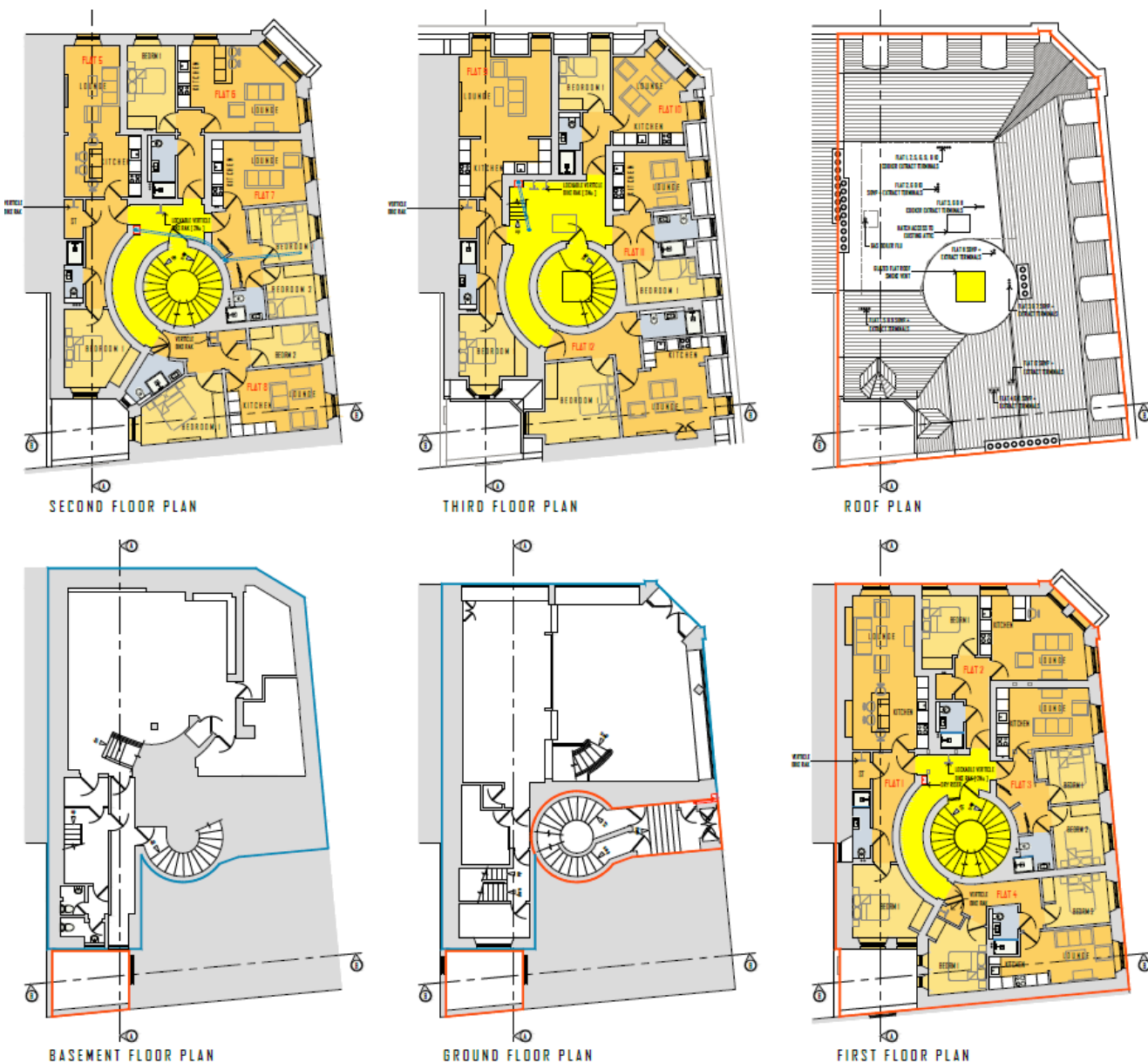
# Previous Planning Permission

2- 4 BRIDGE STREET, ABERDEEN,  
AB11 6JJ

The subjects previously had planning permission which has now lapsed for the conversion to create 12 residential flats.

The application can be found using the reference 181272/DPP on the Aberdeen City Council Planning Portal or by [clicking here](#)

The accommodation that was proposed was as follows:



	( bedrooms )	( metric )	( imperial )
FLAT 1	One	57m <sup>2</sup>	614 ft <sup>2</sup>
FLAT 2	One	44m <sup>2</sup>	474 ft <sup>2</sup>
FLAT 3	Two	45m <sup>2</sup>	484 ft <sup>2</sup>
FLAT 4	Two	50m <sup>2</sup>	538 ft <sup>2</sup>
FLAT 5	One	53m <sup>2</sup>	570 ft <sup>2</sup>
FLAT 6	One	46m <sup>2</sup>	495 ft <sup>2</sup>
FLAT 7	Two	43m <sup>2</sup>	463 ft <sup>2</sup>
FLAT 8	Two	52m <sup>2</sup>	560 ft <sup>2</sup>
FLAT 9	One	55m <sup>2</sup>	560 ft <sup>2</sup>
FLAT 10	One	32m <sup>2</sup>	344 ft <sup>2</sup>
FLAT 11	One	32m <sup>2</sup>	344 ft <sup>2</sup>
FLAT 12	One	51m <sup>2</sup>	549 ft <sup>2</sup>



## Auction Date

The auction will be held on 4<sup>th</sup> December 2025 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 £95,000

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 2% plus VAT subject to a minimum of £3,000 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 C.

A copy of the EPC is available upon request.

## Get in Touch

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



**James Morrison**

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**Melanie Grant**

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t: 01224 202 800



## 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.

[shepherd.co.uk](https://www.shepherd.co.uk)