

FOR SALE BY ONLINE AUCTION

Auction Date:
4th December 2025

**Prominent Location Within City
Centre**

**Potential To Sub-divide For
Mixed Use Development**

**Development Opportunity to
include Residential Conversion,
Subject to Planning.**

Large Car Park Included

Guide Price : £370,000



**6-14 & 40 GREAT WESTERN ROAD AND 110-114 HOLBURN STREET,
ABERDEEN, AB10 6LQ**

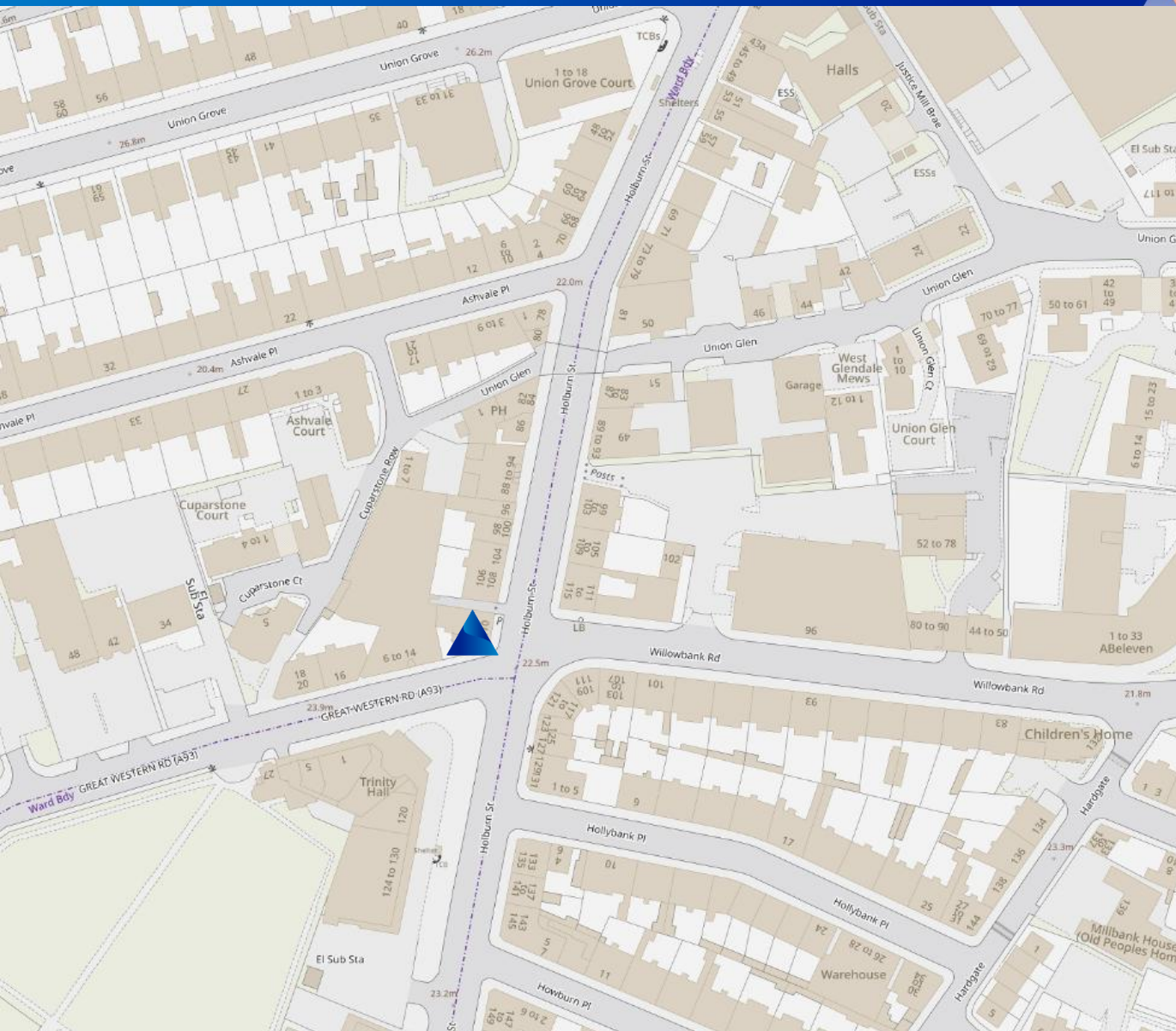
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Location

6-14 & 40 GREAT WESTERN ROAD AND
110-114 HOLBURN STREET, ABERDEEN



The opportunity occupies a prominent and visible location at the junction of Holburn Street and Great Western Road within Aberdeen City Centre. The location is a short distance to the south of Union Street, the main commercial thoroughfare within Aberdeen city centre.

The location comprises a well established and busy retailing location with quick access to the city centre and all amenities. It also gives quick access to the local and national road network. Surrounding is a mix of retail and commercial uses at ground floor with the upper levels being primarily in residential use.



FIND ON GOOGLE MAPS



Description

6-14 & 40 GREAT WESTERN ROAD AND
110-114 HOLBURN STREET, ABERDEEN

Description

The subjects comprise a substantial retail unit over multiple levels together with a large separate carpark.

The original parts of the property comprise two separate units, now linked by a passageway. The property fronting Holburn street comprises a two storey, attic and basement property of stone construction with a pitched and slated roof over incorporating a substantial flat, mineral felt covered roof.

The second original building comprises a semi-detached, two storey, attic and basement property of stone construction with a pitched and slated roof incorporating dormer projections. To the rear is a two storey and basement extension of block and externally harled construction with a flat mineral felt covered roof over.

To the rear of the property (with frontage to Cuparstone Row) is a series of interconnected buildings now linked internally and opened up to form the back sections of the property. The building is a mix of single storey and basement, and two storey, attic and basement design of pointed stone construction with multi pitched and slated roof. To the centre, there is an infill extension linking the older buildings together which has a mono pitched, steel framed double glazed roof over

Access into the retail units are via pedestrian doors to the Holburn Street and Great Western Road along with a steel roller shutter door into a small loading bay area to the rear elevation from Cuparstone Row.

Internally the property provides substantial former retail space over basement, ground, first and attic levels. The space is made up of a mix of large and smaller spaces. The layout enables the possibility of sub-division to form separate retail units fronting Holburn Street and Great Western Road

There is a large carpark is accessed via a shared driveway with an adjacent property. The carpark is for approximately 33 vehicles and is laid in tarmac.

Rateable Value

The subjects are entered into the Valuation Roll as follows:

Shop 6 Great Western Road - £73,000
Car Park, Rear of 34 Great Western Road - £10,250

ACCOMMODATION	m ²	ft ²
110-114 HOLBURN STREET		
Ground Floor	118.64	1,277
Basement	100.24	1,079
TOTAL	218.88	2,356

6-14 GREAT WESTERN ROAD		
Basement	175.14	1,885
Ground Floor	432.37	4,654
First Floor	456.15	4,910
Second Floor	135.27	1,456
TOTAL	1,198.93	12,905

CUPARSTONE ROW		
Basement	345.32	3,717
Ground Floor	487.64	5,249
First Floor	92.81	999
TOTAL	925.77	9,965

OVERALL TOTAL	2,343.58	25,226
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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).



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Auction Date

The auction will be held on 21st August 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 £370,000.

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 £2,000 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

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

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Shepherd Chartered Surveyors

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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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