



FOR SALE BY ONLINE AUCTION

Auction Date:
16th April 2026

City Centre Retail Premises

**Potential For Alternative Uses
Subject To Planning**

Size – 129.79 SQM (1,397 SQFT)

Guide Price : £85,000



WHAT 3 WORDS

42 UPPERKIRKGATE, ABERDEEN, AB10 1BA

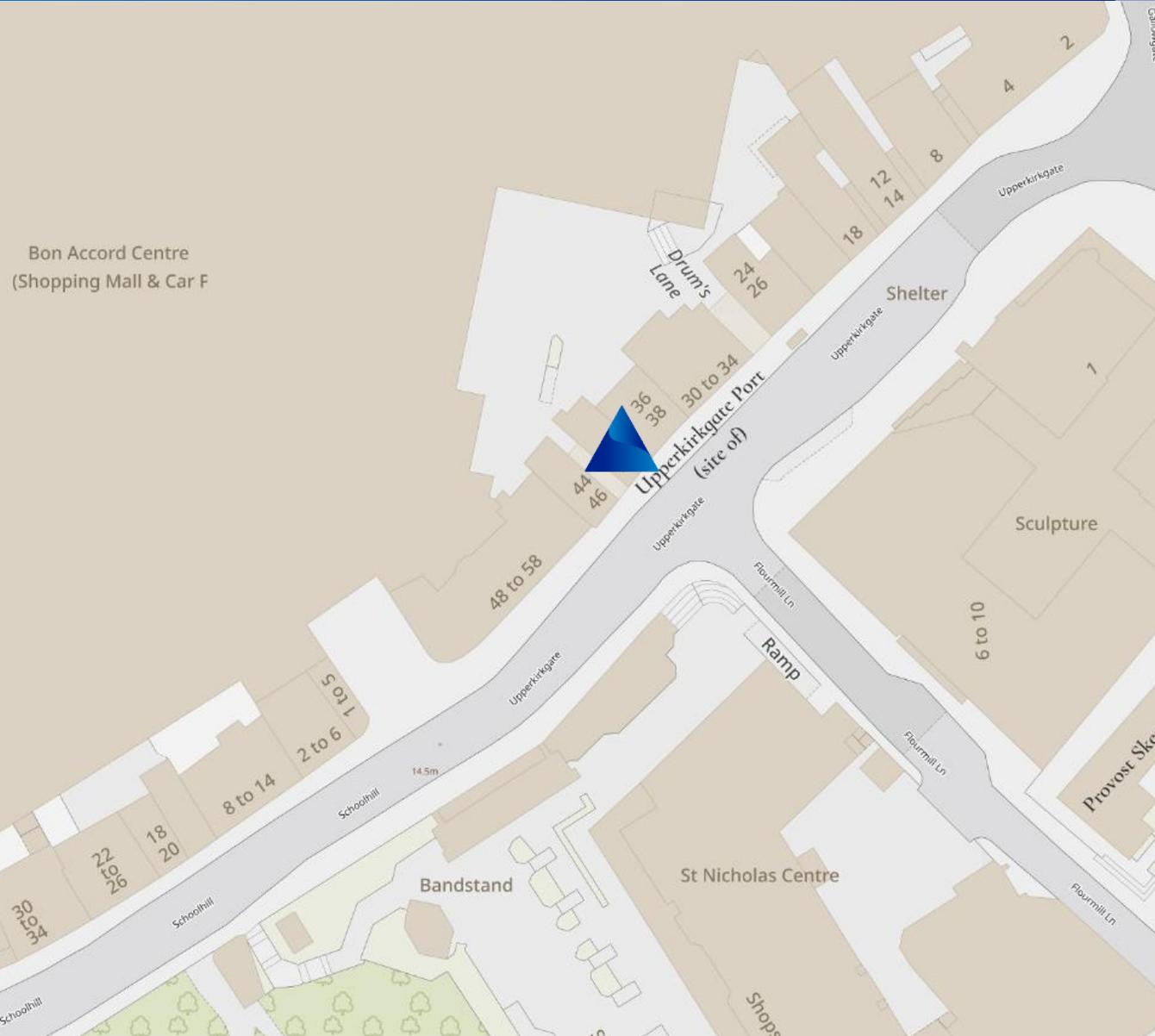
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Location / Description

42 UPPERKIRKGATE, ABERDEEN, AB10 1BA



Location

The subjects are located within Aberdeen City Centre, on the north side of Upperkirkgate between its junctions with Flourmill Lane and Broad Street. Upperkirkgate links Schoolhill to the west with Broad Street and Marischal College to the east, and further provides access to The Bon Accord and St Nicholas Shopping Centres. Upperkirkgate also provides access to the Marischal Square Development and forms a busy part of the City Centre.

Surrounding occupiers are predominantly in commercial use to the ground floor, with residential and commercial/offices to upper floors. Commercial occupiers in the Vicinity include Dr Noodles, The Pigs Wings Restaurant, Starbucks and the Kirkgate Bar.

City Centre Retail Premises



FIND ON GOOGLE MAPS



Description

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The subjects comprise a retail / professional services premises forming a mid-terraced two storey and attic building with rear extensions. The roof over is pitched and slated incorporating velux windows. Access to the property is via a centrally located recessed pedestrian doorway.

Internally on ground floor level, the subjects provide a reception area and two cellular offices spaces together with a staff kitchen and a single WC. A fixed timber staircase from provides access to the first floor, which is configured at present to provide a range of cellular rooms. Additional usable accommodation is also provided at attic level.

Accommodation

	m ²	ft ²
Ground	37.55	404
First	47.583	512
Attic	44.71	481
TOTAL	129.79	1,397

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).



Auction Date

The auction will be held on Tuesday 16th April 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 £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.

Buyer Fees

The buyer's fee is 3% 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 B.

A copy of the EPC is available upon request.

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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