



FOR SALE BY ONLINE AUCTION

**Auction Date: 20th
August 2026**

Retail Investment

City Centre Location

Passing Rental: £6,500 Per Annum

Lease Expiry: 15th October 2029

****New Guide Price** :
£50,000**



WHAT 3 WORDS

119 BON ACCORD STREET, ABERDEEN, AB11 6EH

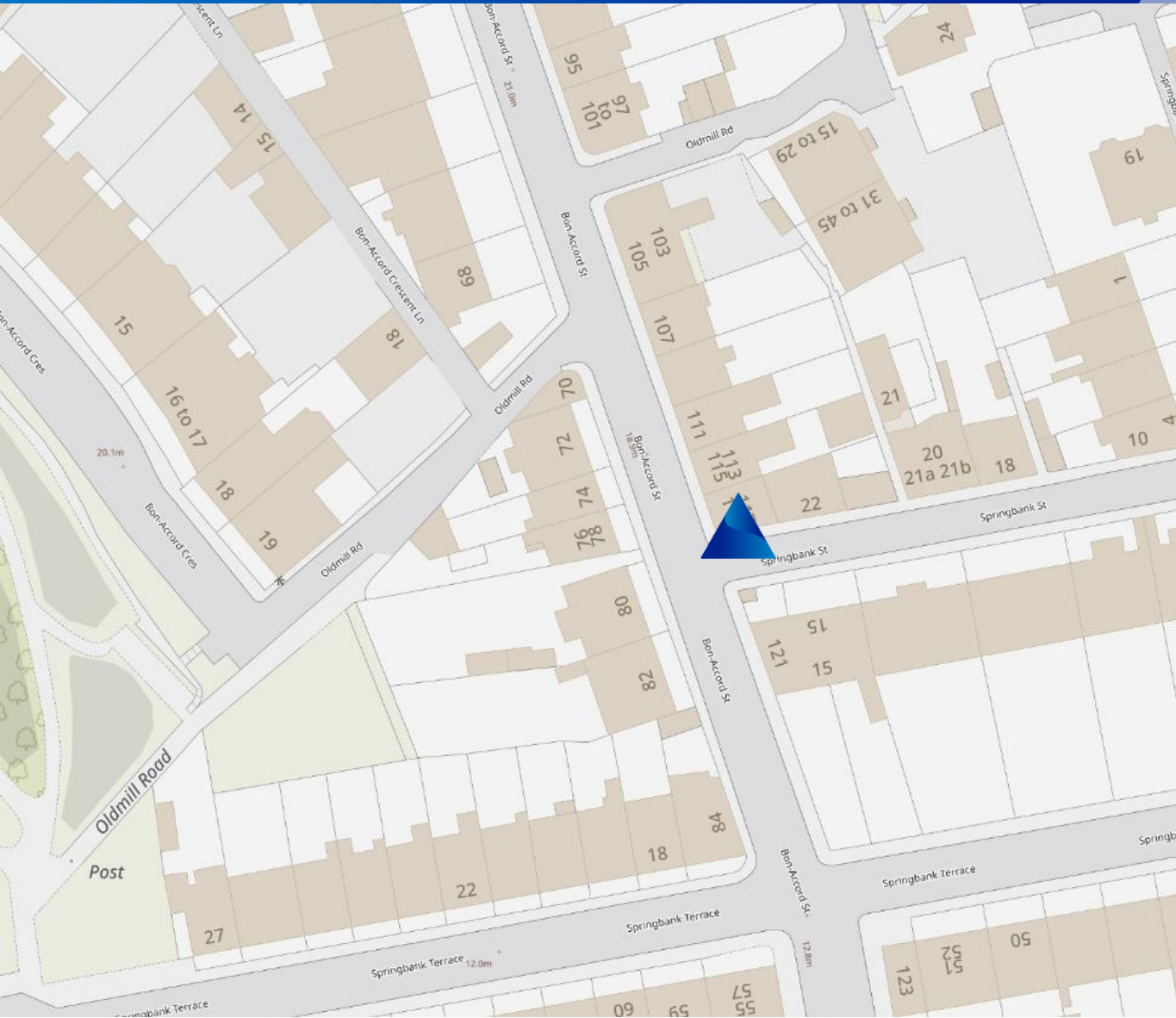
CONTACT: Mark McQueen mark.mcqueen@shepherd.co.uk | 01224 202825 | **shepherd.co.uk**
James Cavanagh james.Cavanagh@shepherd.co.uk | 01224 202814 | **shepherd.co.uk**





Location / Description

119 BON ACCORD STREET, ABERDEEN, AB11 6EH



Location

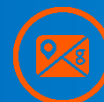
The subjects occupy an attractive corner location on the east side of Bon Accord Street, at its junction with Springbank Street. Within the vicinity of the building is Union Street to the north and Union Square to the east. The central location provides easy access to public transport links, road networks and other city centre amenities.

The area is predominately residential in nature with the surrounding buildings featuring flatted accommodation, however, there are also a number of Guest Houses in close proximity including the Crown Guesthouse, and Atticus Central Guest House.

Description

The subjects comprise a ground floor and basement premises set within a two-storey and attic building of traditional granite construction. Externally, the property benefits from a return frontage, featuring timber framed glazed windows. Internally the subjects have been partitioned at ground floor level to provide a front sales/services area with a separate room to the rear. The unit has been modernised and renovated to a good standard and is being re painted throughout. The premises provides accommodation suitable for a range of commercial uses spanning from retail and office, to other professional services. A W.C and tea prep area complete the ground floor. A fixed staircase at the rear of the property provides access to the basement, which provides further accommodation suitable for storage as well as uses which support the occupying business. On street car parking is available around the vicinity of the property.

Retail Investment Opportunity

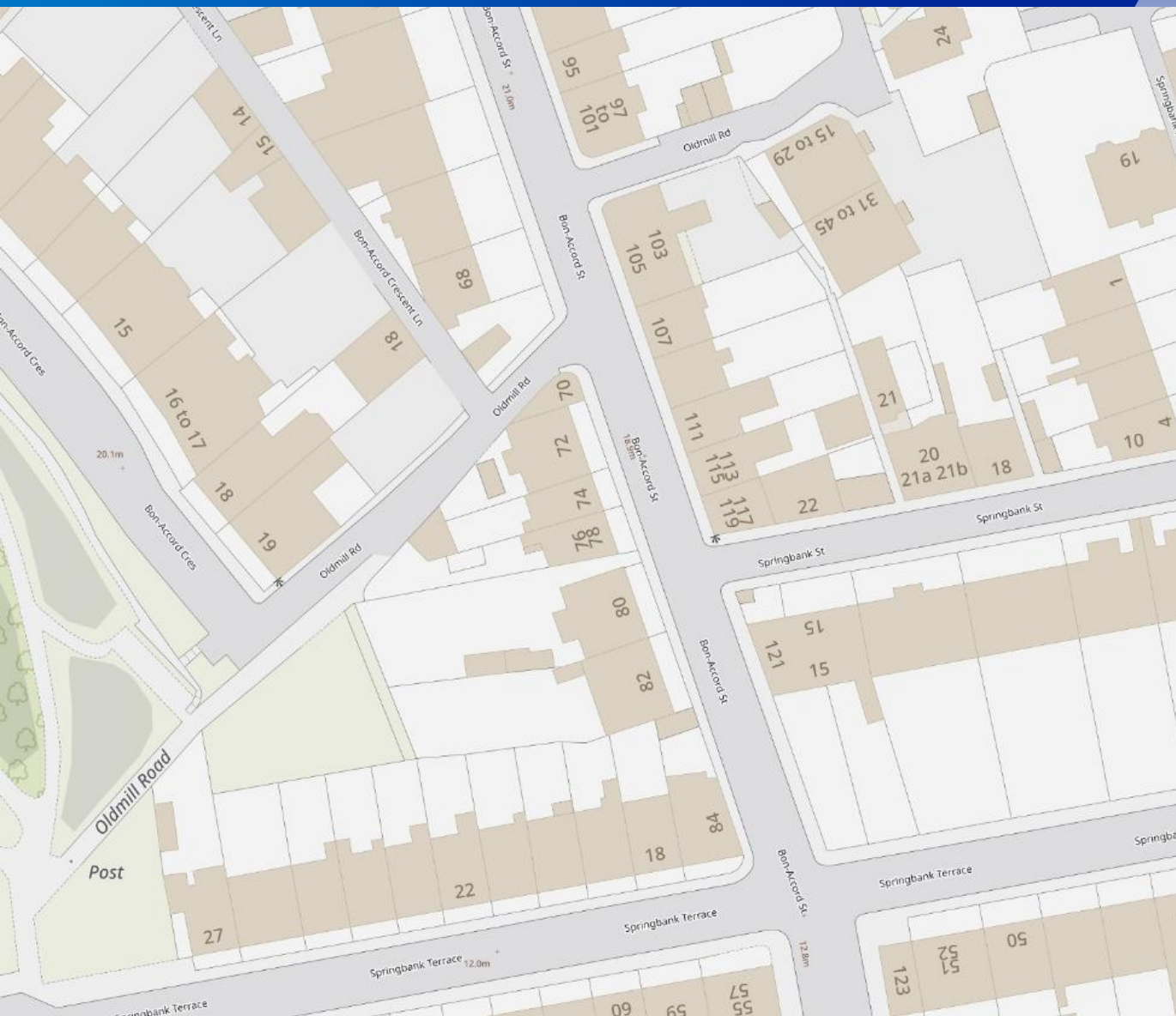


FIND ON GOOGLE MAPS



Accommodation/Tenancy

119 BON ACCORD STREET, ABERDEEN, AB11 6EH



Accommodation

Accommodation	m ²	ft ²
Ground Floor	31.26	336
Basement	35.27	380
TOTAL	66.53	716

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).

Tenancy Details

The subjects are currently leased to a sole trader, trading as 'Phatt Fusion'. The Lease is held on Full Repairing and Insuring Terms expiring 15th October 2029, at a passing rent of £6,500 per annum.

The tenant is currently in arrears and may look to surrender the lease with no further payments. Any purchaser should satisfy themselves in this respect.

Rateable Value

The subjects are currently entered into the Valuation Roll at a Rateable Value of £4,100.



Auction Date

The auction will be held on Thursday 20th August 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 £50,000

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

The property has an energy rating of G.

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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