

FOR SALE BY ONLINE AUCTION

**Auction Date: 20th
August 2026**

Investment Opportunity

Size: 138.44 sqm (1,491 sqft)

Passing Rent - £11,000pa

**Lease Duration - 13th November
2025 for a period of 5 years with 3rd
year TBO.**

Guide: £90,000



FIND ON GOOGLE MAPS

131 HOLBURN STREET, ABERDEEN, AB10 6BP

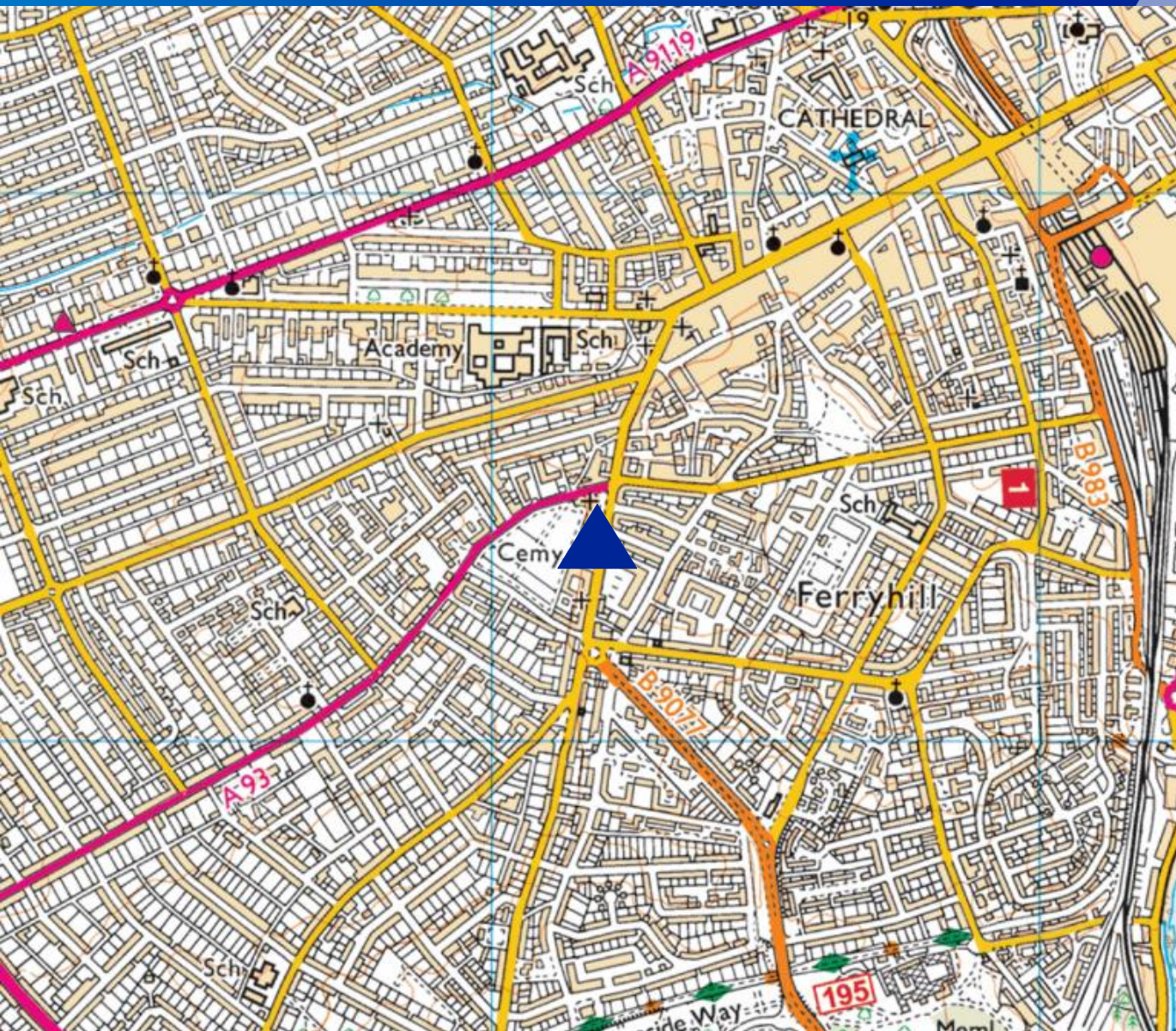
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Location & Description

131 HOLBURN STREET, ABERDEEN, AB10 6BP



Location

The subjects are located on the east side of Holburn Street, between its junctions with Willowbank Road and Hollybank Place. Holburn Street is one of the main arterial roads in and out of the city centre to the south, as a consequence the subjects benefit from excellent public and private transport links.

Description

The subjects comprise the ground and basement floor of a four storey, attic and basement traditional tenement building of pointed stonework construction, with a pitched slate roof over.

Access to the property is via a timber and glazed pedestrian doorway. The subjects benefit from retail frontage onto both Holburn Street and Hollybank Place, which comprises large, single glazed timber framed display windows.

Internally, the subjects provide a retail area currently utilised for Pilates by the current tenant W.C. at the rear. The basement forms staff and storage accommodation..

Accommodation

	m ²	ft ²
Ground Floor	63.14	680
Basement	75.30	811
Total	138.44	1,491

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).

Investment Opportunity in City Centre Location



Tenancy

The subjects are let to La Vie Cami Pilates Ltd which commenced on the 13th November 2025 for a period of 5 years with a 3rd year tenant only break option. The lease is on a FRI basis subject to a schedule of condition at a passing rent of £11,000pa. The tenant does not have any liability over the basement. Full lease documentation is available within the legal pack.

Auction Date

The auction will be held on 20th August 2026 @ 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.

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.

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 £90,000

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.

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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James Cavanagh

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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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PROPERTY AUCTIONS