

# FOR SALE

## RETAIL PREMISES

Prominent city centre location

Ground and basement floors

Potential for 100% rates relief

Size – 72.78 SQM (783 SQFT)

No VAT payable

Price - £75,000



WHAT 3 WORDS

## 78A HUTCHEON STREET, ABERDEEN, AB25 3TB

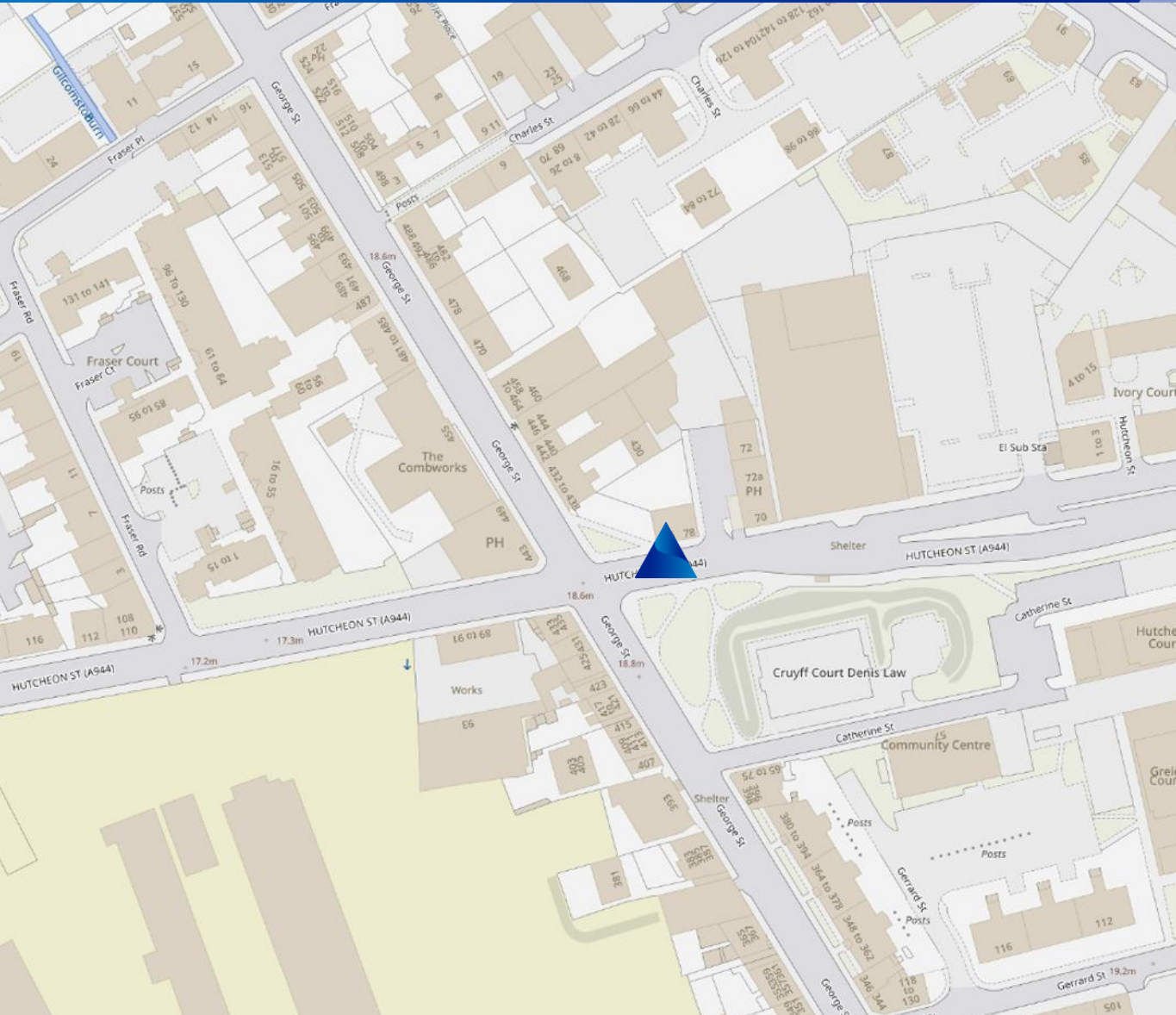
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# Location

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AB25 3TB

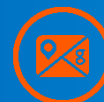


**The subject premises are situated on the north side of Hutcheon Street in close proximity to its junction with George Street. Accordingly the subjects benefit from a high profile within Aberdeen City Centre with all parts of the city being within easy reach.**

The property is in close proximity to Lidl Supermarket and as such has a high level of passing footfall.

The area is mixed use in nature with retail, leisure uses and residential all being present within the immediate vicinity.

**City Centre Retail Premises**



FIND ON GOOGLE MAPS



# Description

78A HUTCHEON STREET, ABERDEEN,  
AB25 3TB



The subjects comprise of retail premises arranged over ground and lower ground floors of a traditional granite and slate building. The premises benefit from a two large display windows with central pedestrian doorway.

Internally, the subjects provide open plan retail accommodation at ground floor level with a stair to the rear providing access to the basement level. The basement level provides various rooms previously used as consultancy rooms along with w.c. facilities.

The premises are finished to a good standard with heating provided by a gas fired central heating system.





## Accommodation

|              | m <sup>2</sup> | ft <sup>2</sup> |
|--------------|----------------|-----------------|
| Ground Floor | 44.20          | 476             |
| Basement     | 28.58          | 307             |
| <b>TOTAL</b> | <b>72.78</b>   | <b>783</b>      |

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).

## Price

£75,000 exclusive of VAT is sought for our client's interest in the premises.

## Rateable Value

The Rateable Value for the subjects as of 1st April 2026 is shown on the Scottish Assessors' website as £5,500.

The subjects would therefore be eligible for 100% rates relief under the small business bonus scheme for qualifying purchasers.

## Energy Performance Certificate

The subjects currently have an EPC rating of 'F'.

Further information and a recommendations report are available to seriously interested parties upon request.

## VAT

It is understood that VAT is not payable in addition to the purchase price.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The incoming purchaser will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## 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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