

# Ryden

## FOR SALE

DETACHED CITY CENTRE PREMISES  
SUITABLE FOR A VARIETY OF USES  
355.50 SQ M (3,827 SQ FT)



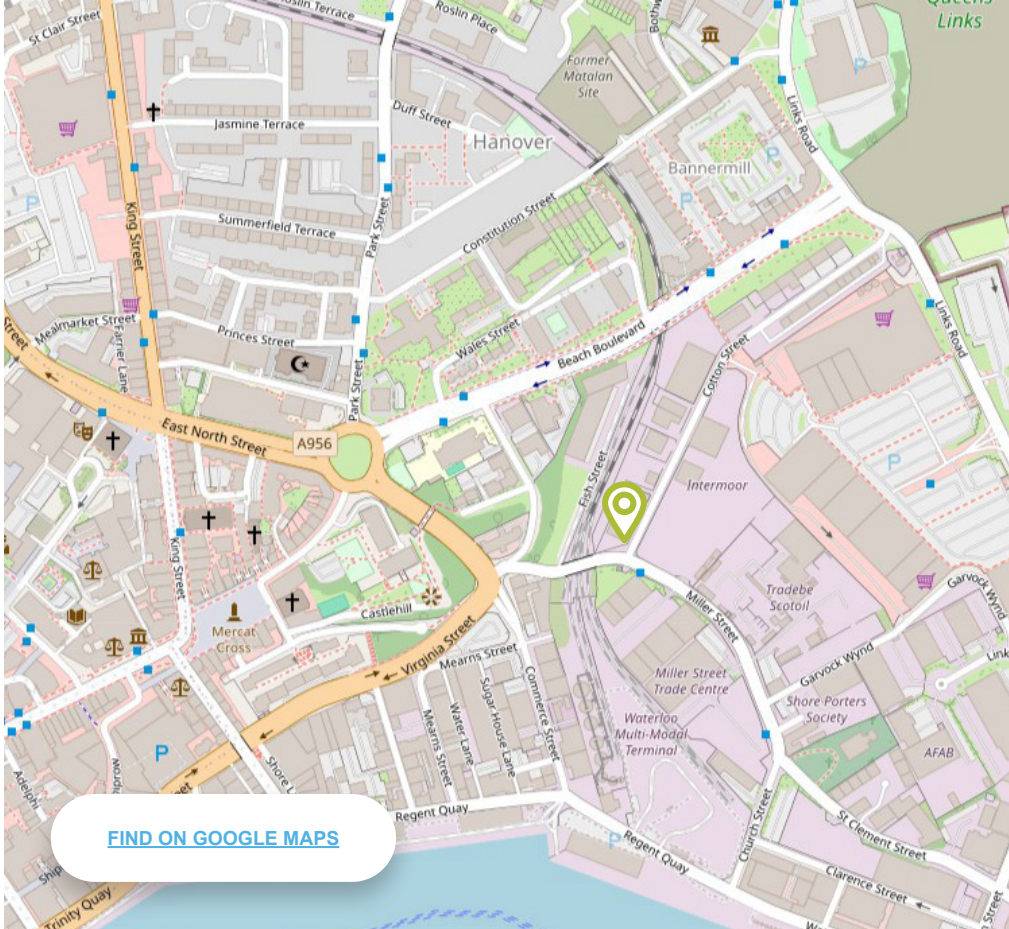
**1 COTTON STREET  
ABERDEEN  
AB11 5EE**

**CENTRALLY LOCATED  
WITHIN A MILE OF  
UNION STREET**

**16 DESIGNATED CAR  
PARKING SPACES**

**SUITABLE FOR  
ALTERNATIVE USES**

[FIND OUT MORE AT RYDEN.CO.UK](https://www.ryden.co.uk)



**THE SUBJECTS  
ARE LOCATED  
ON THE WEST  
SIDE OF COTTON  
STREET, NEAR THE  
HARBOUR AREA  
OF ABERDEEN  
CITY CENTRE**



## LOCATION

The subjects are located on the west side of Cotton Street, at its junction with Castle Terrace near the harbour area of Aberdeen City Centre. A railway runs along one side of the site and Cotton Street runs along the other. Surrounding occupiers are predominantly industrial and commercial uses, with residential properties also nearby.

Surrounding occupiers include; Abscaff, Shore Porters - Storage, Asda and Pets at Home..

## DESCRIPTION

The subjects comprise a detached two-storey building with rendered concrete walls and a predominantly flat felt roof. Solar panels have been installed on part of the roof.

Internally, the ground floor of the subjects has been configured to provide a mix of open plan and cellular accommodation suitable for a variety of uses, with ancillary WC and welfare facilities. The first floor is accessed via an internal stairwell next to the entrance. It offers a suite of private rooms suitable for office and storage use, as well as staff welfare facilities including a shower room. Windows are UPVC framed and double glazed throughout and heating is by way of wall mounted hot water radiators fed from two gas fired boilers.

Externally, there is a car park with 13 spaces secured behind a fence. There are an additional 3 spaces outwith the fenced area. To the rear of the building is a landscaped garden area.

## RV

The subjects are currently entered in the Assessor's Valuation Roll, as follows:

CURRENT RV (01-APR-23)	DRAFT RV (01-APR-26)
£37,000	£33,500

## ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following gross internal floor areas derived: -

DESCRIPTION	SQ M	SQ FT
GROUND FLOOR	276.19	2,973
FIRST FLOOR	79.31	854
<b>TOTAL</b>	<b>335.50</b>	<b>3,827</b>

## PRICE

£160,000

## EPC

The subjects have an EPC Rating of B.

A copy of the EPC and Recommendation Report can be provided upon request.

## LEGAL COSTS

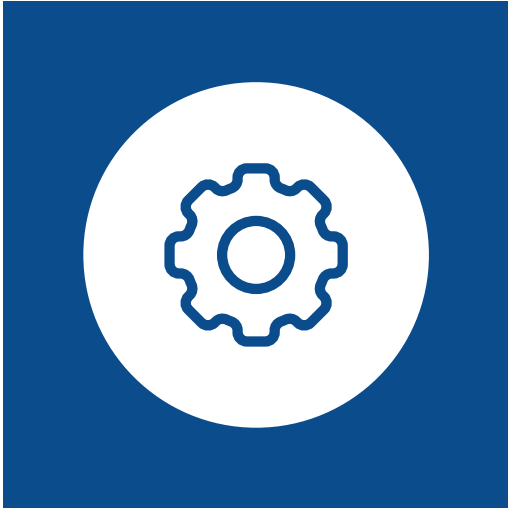
Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## ENTRY

Immediate, upon conclusion of legal missives.



# TO LET

## DETACHED CITY CENTRE PREMISES

355.50 SQ M  
(3,827 SQ FT)



1 COTTON STREET  
ABERDEEN  
AB11 5EE

# GET IN TOUCH

Please get in touch with our letting agent for more details.

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# Ryden

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty what ever in relation to this property. **April 2026**

