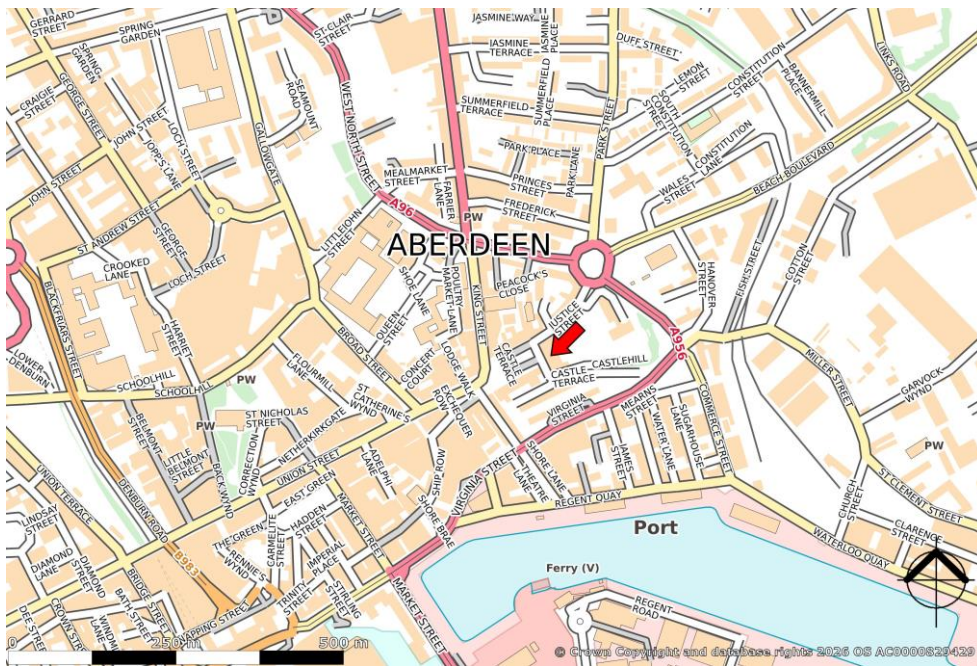


# FOR SALE CITY CENTRE CHURCH



**27-30 Castle Street,  
Aberdeen, AB11 5BG**

- Prominent City Centre Location
- Suitable for uses falling under Class 10 (Non-residential institutions)
- GIA: 1,959.40 sq.m (21,090 sq.ft)



## LOCATION

The Aberdeen Citadel occupies a prominent position fronting Castle Street, within Aberdeen city centre and the Castlegate area. Castle Street forms one of the principal historic thoroughfares leading directly into the city core and benefits from high pedestrian footfall, strong visibility and immediate access to a range of civic, retail, leisure and commercial occupiers.

The property lies approximately 0.1 miles south-east of Union Street, Aberdeen's primary retail and commercial spine, with Aberdeen railway station located around 0.4 miles to the south-west providing good access to the bus and train station. The surrounding area is characterised by a mix of traditional listed buildings, institutional uses and city-centre amenities, reinforcing the property's strategic and well-connected urban location.

## PLANNED REGENERATION OF CASTLEGATE

Castlegate is an area which the Aberdeen City Council are planning to refurbish as part of the £150 million City Centre and Beach Masterplan. This will include more green space and spaces for outdoor seating for cafés in the vicinity. The subject property itself benefits from a prominent frontage onto Castle Street with strong visibility to both pedestrian and vehicular traffic travelling between Union Street, the Castlegate and the Beach Boulevard





## DESCRIPTION

The subjects comprise a prominent a mid-terrace building of traditional granite stone construction arranged over three storeys with attic and basement accommodation, surmounted by a pitched and slated roof. The property occupies a commanding position on Castle Street and is accessed directly from street level, it holds a historic civic presence within this part of the city centre.

Internally, the accommodation is arranged to support a variety of operational and assembly uses. The ground floor comprises a canteen/café area with associated kitchen facilities, together with a staff office, and provides access to a rear enclosed external patio area. The first floor is predominantly cellular in nature, accommodating a series of rooms used for organisational and administrative activities, alongside a larger room suitable for congregational use. The second floor is largely open plan and incorporates the principal assembly space, forming the main gathering area within the building.

The basement level is functional and well utilised, providing further open-plan accommodation in addition to office and meeting rooms. Accessible circulation throughout the property is aided by lift access serving all levels, and WC facilities are provided on each floor.



## HISTORY

The Salvation Army Citadel in Aberdeen's Castlegate, designed by James Souttar in the Scots Baronial style and built between 1893 and 1896, is a striking complex featuring a prominent bartizan tower which is inspired by Balmoral Castle. The Citadel provided a central worship hall, ground-level shops, and domestic flats — placed deliberately in an area of great social need. It served as a vibrant community hub hosting Sunday schools, brass band concerts, and youth groups, under the vision of founder General William Booth. Now Grade B-listed, the building has been partially converted to residential units, with the remaining spaces refurbished into a café, meeting rooms, and a new worship hall.

## ACCOMMODATION

The subjects have been measured on a Gross Internal Basis (GIA) in accordance with the RICS Code of Measuring Practice (Sith Edition)

Floor	Sq M	Sq Ft
Attic	394.14	4,242
2 <sup>nd</sup> Floor	383.50	4,128
1 <sup>st</sup> Floor	379.61	4,086
Ground Floor	401.70	4,324
Basement	400.45	4,310
<b>Total</b>	<b>1,959.40</b>	<b>21,090</b>



### **PRICE**

The asking price is £475,000 exc.

### **TENURE**

Heritable Interest (Scottish equivalent of English Freehold)

### **RATEABLE VALUE**

The subjects are currently entered into the Valuation Roll has follows: Rateable Value - £79,500. The current rate poundage based on the current Rateable Value is understood to be 53.5p in the £.

### **EPC**

Available upon request

### **VAT**

All figures quoted are excluded of VAT which may be applicable

### **LEGAL COSTS**

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

### **ENTRY**

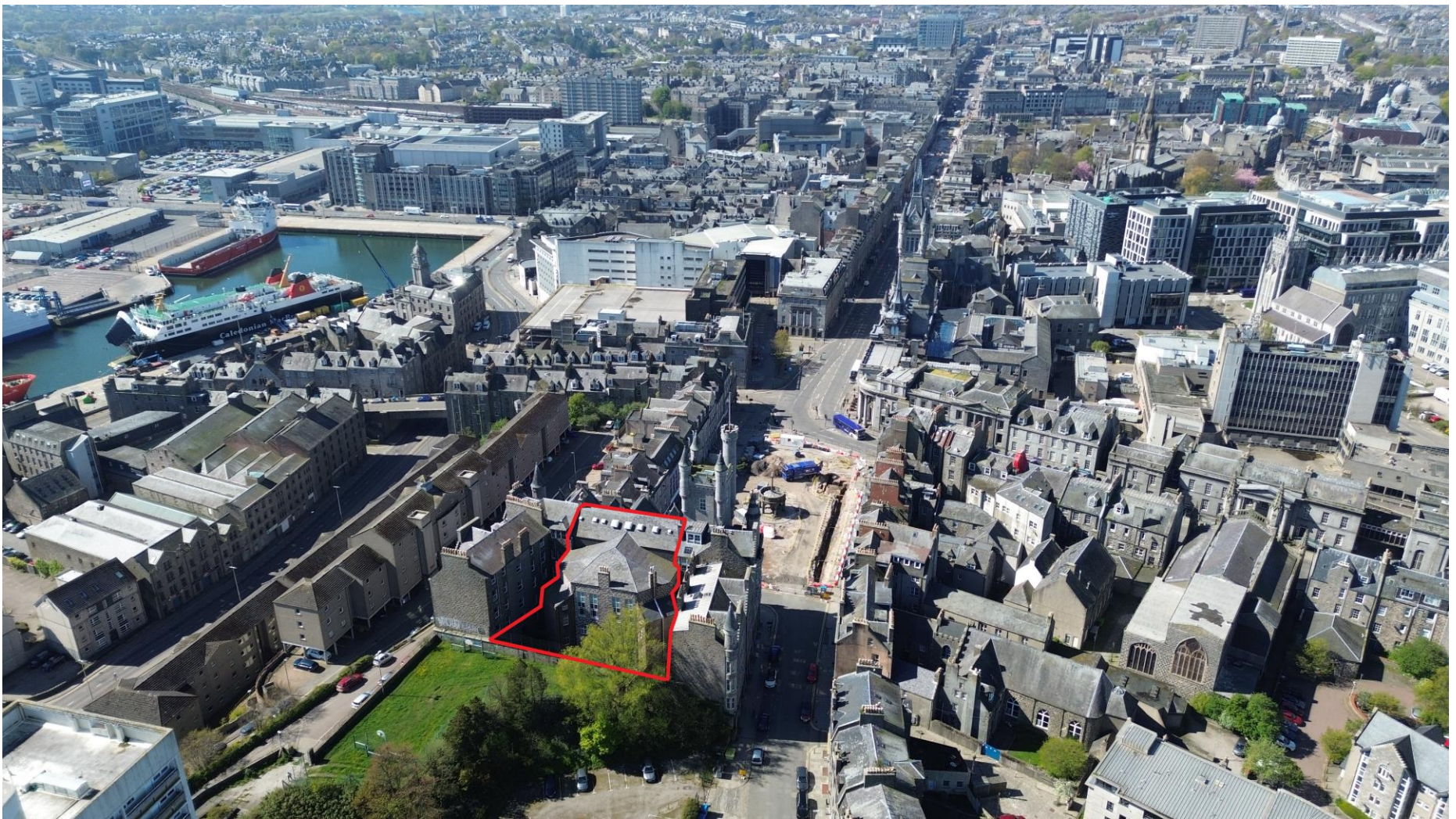
To be agreed, upon completion of formalities

### **VIEWINGS**

To arrange a viewing or for further information, please contact the sole selling agents:



Please note the property is sold as seen with no warranty given on any appliances or services within the building



To arrange a viewing please contact:



**SHONA BOYD**  
Senior Surveyor  
shona.boyd@g-s.co.uk  
07741 314 188



**CHRIS ION**  
Divisional Director  
chris.ion@g-s.co.uk  
07717 425 298

**IMPORTANT NOTICE**

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Please note the property is sold as seen with no warranty given on any appliances or services within the building
6. A list of Partners can be obtained from any of our offices. Date published: May 2026

**ANTI-MONEY LAUNDERING (AML) PROCESS**

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, persona and or detailed financial and corporate information will be required before any transaction can conclude.