

FOR SALE: FULLY LET MID-TERRACED WEST  
END TOWNHOUSE

# 4 Rubislaw Place

Aberdeen, AB10 1XN

savills



## KEY HIGHLIGHTS

Whole building let to Lincoln IP Limited on Full Repairing and Insuring (FRI) lease terms subject to a photographic schedule of condition.

- 4.21 Years to expiry.
- 1A 1 D&B Rating.
- 155.8 sq. m (1,677 sq. ft) across four levels with 6 designated parking spaces.
- Opportunity to acquire an income generating property in the West End.
- We are seeking £300,000 (Three Hundred Thousand Pounds Sterling), exclusive of VAT.
- Pricing reflects a Net Initial Yield of approximately 10%, following deduction of purchaser's costs.



## DESCRIPTION

- Category B Listed: Recognised for regional architectural or historic significance.
- Mid-terraced town house: Constructed using traditional granite and slate materials.
- Accommodation spread over four levels.
- Interior layout: A mix of open-plan spaces and individual (cellular) rooms.
- Private rear car park: Exclusive use, with capacity for up to 6 vehicles.
- EV charger installed.

### Specification

- High quality carpeting throughout
- Gas fired central heating system, with wrought iron radiators
- Fully fitted kitchen
- Shower facilities
- LED lighting throughout
- Repaired and upgraded windows throughout
- New security systems
- New fire protection system

## LOCATION

4 Rubislaw Place is situated on the east side of Rubislaw Place, close to its junction with Albyn Place, within the heart of the popular and long established West End office district of Aberdeen. Union Street, Aberdeen's principal retail and commercial thoroughfare is a short walk, and the main trunk road network is readily accessible via Anderson Drive (A90).

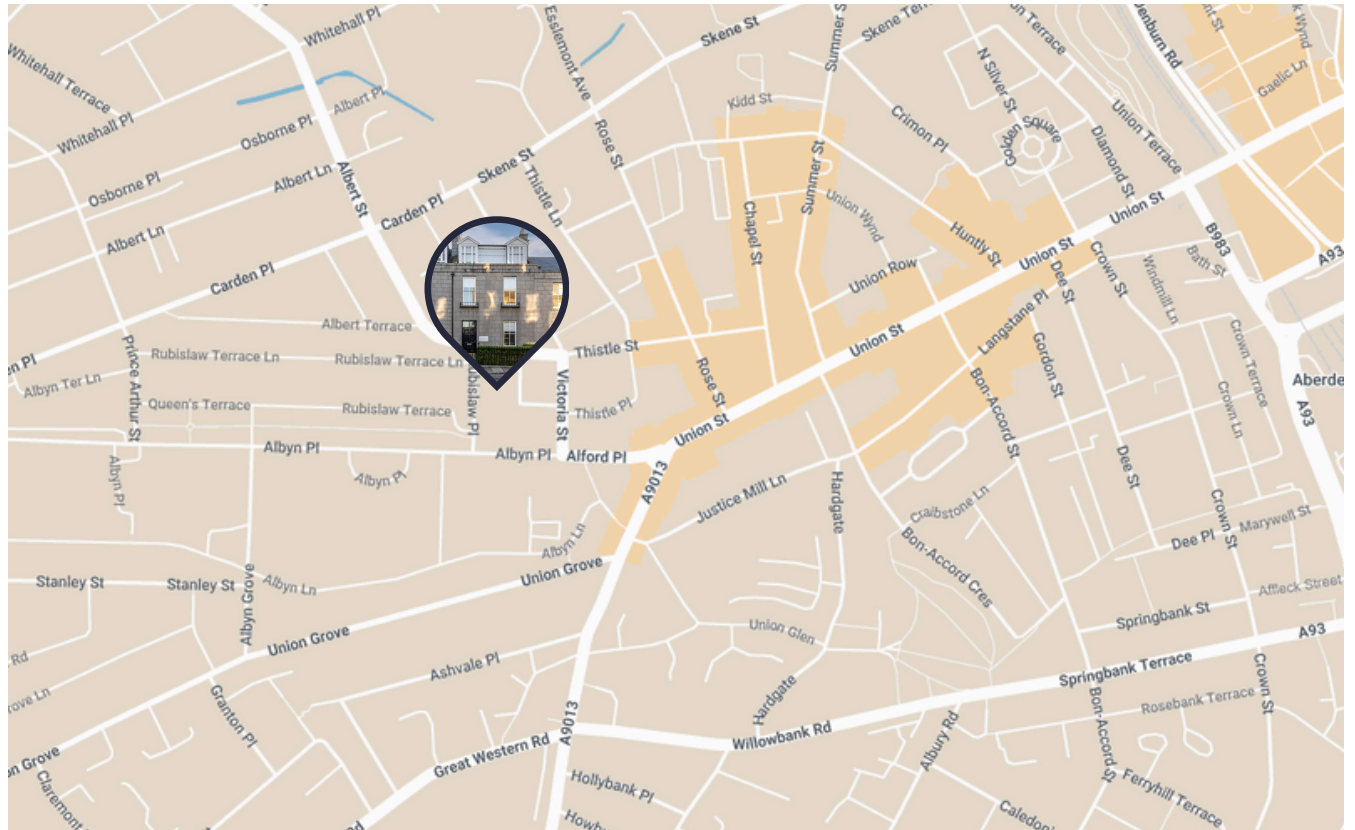
Local occupiers include Exceed Energy, ADD Energy, Burnett and Reid, Raeburn Christie Clark & Wallace, Johnston Carmichael and Genesis.

The Albyn, Da Vinci Italian Restaurant, College Bar, Mara Wine Bar and Café Society provide hospitality options alongside Tesco Express and Sainsbury's local.

## FLOOR AREAS

The following floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition):

Floor Level	Area (sq.m)	Area (sq.ft)
Lower Ground Floor	23.15	249
Ground Floor	38.93	419
Half Landing (1)	9.47	102
First Floor	40.62	437
Half Landing (2)	13.04	140
Second Floor	30.62	330
<b>TOTAL</b>	<b>155.83</b>	<b>1,677</b>



## TENANCY

The building is fully let on a Full Repairing and Insuring lease to Lincoln IP Limited until the 30 November 2029.

Tenant	Area (sq. ft)	Lease Expiry	Rent (sq. ft)	Rent PA	Comments
Lincoln IP Limited	1,677	30/11/2029	£19	£32,000	Lease extended for 5 years from December 2024 until 30th November 2029.

## COVENANT

Lincoln IP Limited is a specialist firm of patent and trade mark attorneys headquartered in Aberdeen, with an additional office in Glasgow. Established in 2007, the firm is regulated by IPREG and is registered in Scotland (Company No. SC323716).

Lincoln IP provides tailored intellectual property services to innovative businesses across the UK and internationally. Their expertise spans patent drafting and prosecution, trade mark registration, design protection, and strategic IP portfolio management. The firm represents clients directly before UK and European IP authorities and collaborates globally through a trusted network of associates.

	2024	2023	2022
Net Current Assets	£963,316	£1,109,506	£1,067,546
Gross Profit*	N/A	N/A	N/A
Turnover*	N/A	N/A	N/A
Total Equity	£1,017,684	£1,162,508	£1,083,722

\*The directors of the company have elected not to include a copy of the profit and loss account within the financial statements.

**Lincoln IP Limited D&B Rating: 1A 1**  
**Incans Tenant Global Score: 96**

## ABERDEEN OCCUPATIONAL MARKET

Aberdeen is host to a large variety of local, national and global businesses across a diverse number of sectors. The energy industry remains the dominant force across Aberdeen with firms within the sector transitioning into the renewable sector. The West End of Aberdeen remains seen as one of the premium commercial business districts within the city.

Take-up in Aberdeen during the first half of the year totalled 167,357 sq ft, which was achieved through 31 transactions, on par with the five-year average number of H1 transactions. Take-up was 83% higher than the same period in 2024, and also 15% above the five-year average. It was also on par with the longer-term average, demonstrating increased occupier activity.

Grade A take-up totalled 91,920 sq ft, and accounted for 55% of the total. This was the highest H1 Grade A take-up since 2022, and was 85% higher than the five-year H1 Grade A average.

We anticipate the continued tightening of supply, and the lack of any noteworthy development pipeline in the area will continue to put upward pressure on the rentals for premium stock.



4 Rubislaw Place Aberdeen, AB10 1XN



#### IMPORTANT NOTICE

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## PRICE

We are instructed to invite offers in excess of £300,000 for our client's heritable interest.

## VAT

All monies quoted are exclusive of VAT which may be payable.

## TRANSFER OF GOING CONCERN

We are happy to consider a sale on a Transfer of Going Concern (TOGC) basis, subject to meeting the relevant criteria.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate can be provided to any interested party.

## LEGAL COSTS

Each party will be responsible for their own legal costs. The purchaser will be responsible for any LBTT and registration dues applicable.

## RATEABLE VALUE

The property is entered into the Valuation Roll with a rateable value of £28,250 effective from 1st April 2023.

## VIEWINGS AND OFFERS

Strictly by arrangement through the sole selling agent, to whom all offers should be submitted in Scottish Legal form.

## CONTACT

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