



4/4A Alford Place, Aberdeen, AB10 1YD

- Retail / office investment
- Prominent location in Aberdeen's West End
- Let to Community Integrated Care with D&B rating of 5A1
- Let at a total rent of £55,000 per annum
- Offers over £500,000 equating to a net initial yield of 10.53% after costs

LOCATION

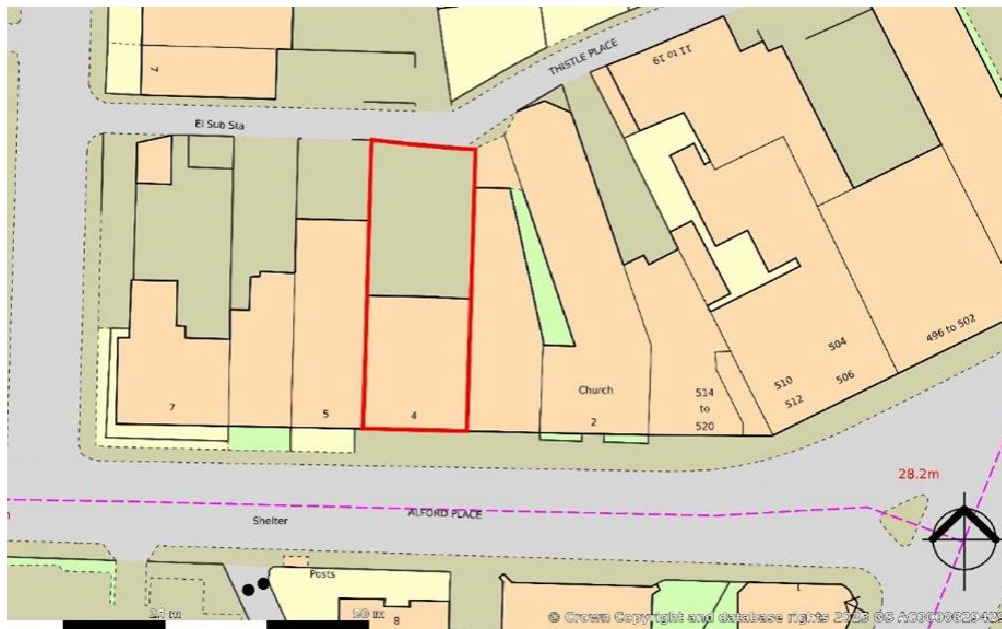
The subjects are located on the North side of Alford place, close to the junction with Holburn Street and Union Street. The subjects are located within the prestigious West End office district of Aberdeen, with Albyn Place located nearby. The property is located just off Union Street, Aberdeen's main retail and commercial thoroughfare, with large office developments such as The Capitol and Silver Fin within easy walking distance. A variety of local amenities are situated around the property including Cafes, Restaurants and Hotels.

DESCRIPTION

The property comprises a mid-terraced, two-storey and a basement granite building with a pitched and slated roof, and a two-storey rear extension to the rear.

4 Alford Place is a self-contained unit with an open-plan retail space fronting Alford Place, with additional cellular office/storage rooms to the rear. The ground floor also includes a W/C and tea prep facilities. The lower ground floor comprises an open-plan area and benefits from a further tea prep. The lower ground floor is accessible both internally and via a fire escape on the east elevation, which leads directly onto Alford Place.

4A Alford Place is a self-contained first-floor office. On entry, stairs lead up to a well presented open-plan office forming part of the rear extension. Further stairs lead to additional cellular office space, along with a W/C and tea prep area.



The property benefits from a secure car park to the rear, accessed via Thistle Place, with space for up to 7 cars.

ACCOMMODATION

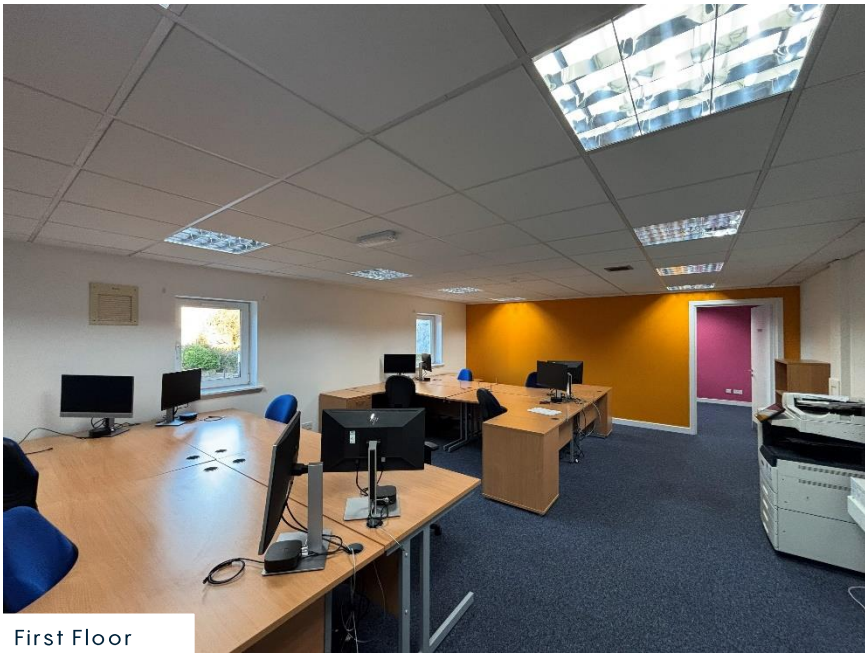
The Net Internal Areas are as follows:

	SQ. M	SQ. FT
4 Alford Place		
Lower Ground Floor	72.19	777
Ground Floor	132.20	1,423
Sub-total	204.39	2,200
4A Alford Place		
First Floor	121.24	1,305
Total	325.63	3,505

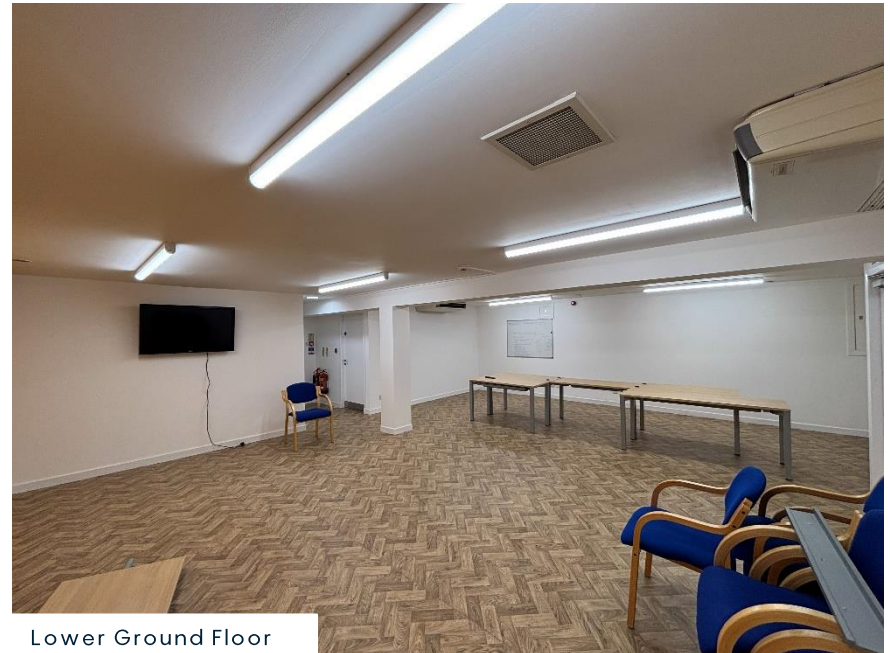
TENURE

Heritable (Scottish Equivalent of Freehold)





First Floor



Lower Ground Floor



Shop Floor



Shop Floor

TENANCY

The properties are both let to Community Integrated Care on Full Repairing and Insuring terms as follows:

Address	Area (Sq. ft)	Annual Rent	Lease Start	Break / Rent Review	Lease Expiry
4 Alford Place	2,200	£35,000	16/05/2025	n/a	15/05/2027
4A Alford Place	1,305	£20,000	16/05/2025	n/a	15/05/2030
	3,505	£55,000			

COVENANT

Community Integrated Care is one of the UK's largest health and social care charities, which has around 450 specialist care services across, and employs over 6,000 people.

Community Integrated Care have a Dun and Bradstreet rating of 5A1 and tangible net worth of £37,389,000.

EPC

4 Alford Place — B
4A Alford Place — B

PROPOSAL

Offers over £500,000 excluding VAT are sought for our clients heritable interest in the building. A purchase at this level would show a net initial yield of 10.53% after deduction of purchaser's costs and LBTT.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the lease with the purchaser liable for LBTT and registration dues in the normal manner.

VIEWING:

By prior arrangement with the sole selling agents, to whom all formal offers should be submitted in Scottish legal form.



To arrange a viewing please contact:



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Partner
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07717 425 298



Alex Robb
Surveyor
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07850 818 919

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, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as 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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: December 2025