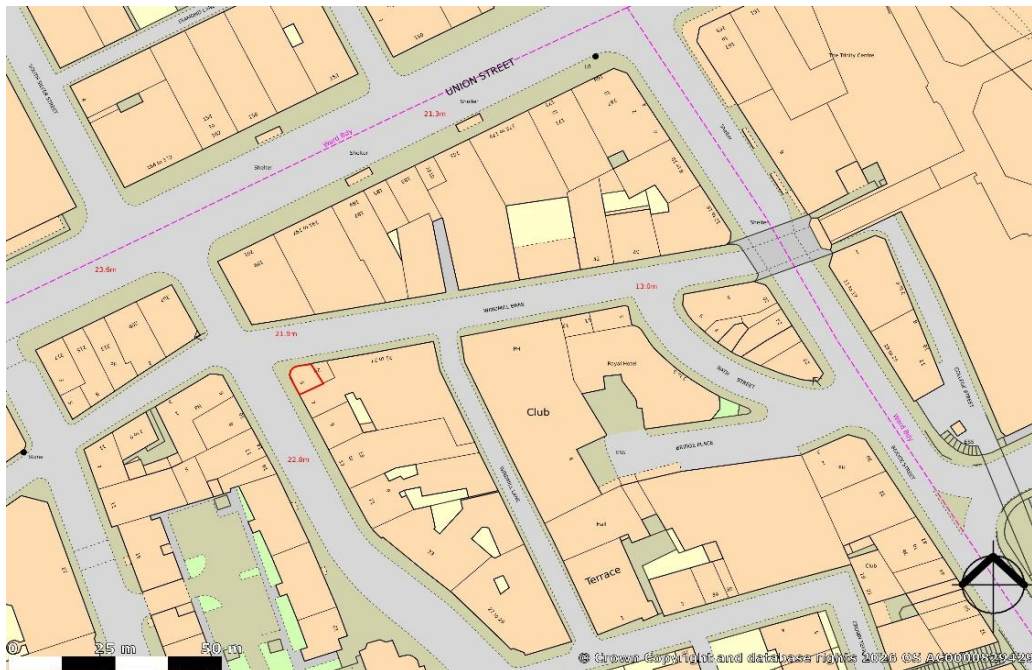
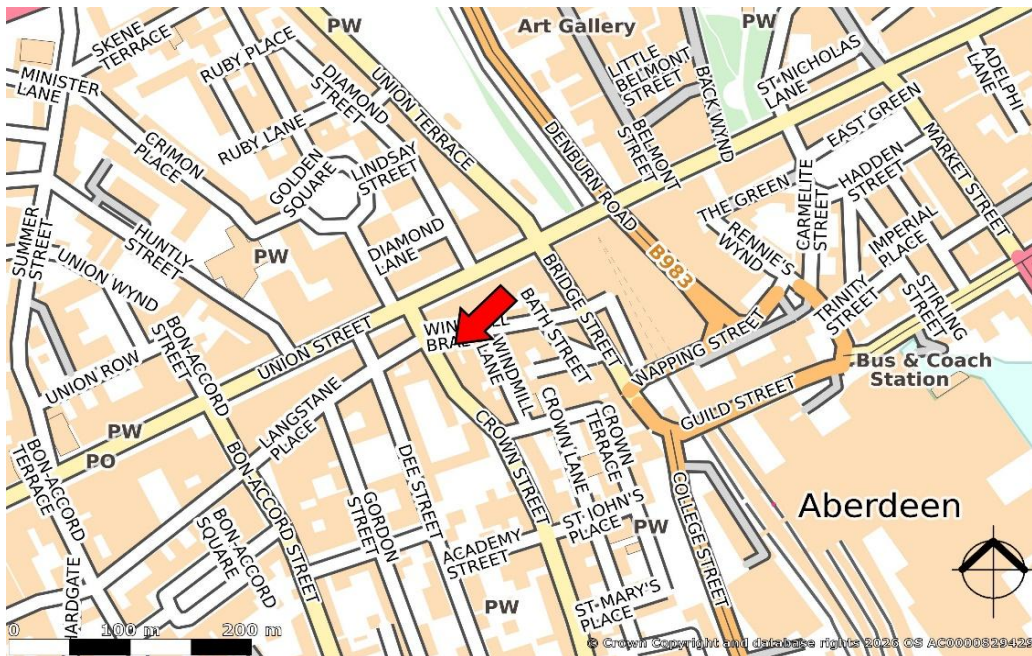


FOR SALE / TO LET
CITY CENTRE RETAIL UNIT



- 5 Crown Street, Aberdeen, AB11 6HA** :
- Prominent corner frontage
 - Suitable for commercial uses falling under Class 1A
 - NIA: 97.57 sq.m (1,050 sq.ft)



LOCATION

The property is located on the east side of Crown Street, directly on the junction with Windmill Brae. The property is just 15 meters away from Union Street, Aberdeen's main commercial thoroughfare. This is a popular and established retail location and benefits from good frontage onto Crown Street, attracting a high level of footfall given its central location. Nearby occupiers include: The Stag, Glenhouse and The Grill. The Music Hall is within walking distance of the subject.

DESCRIPTION

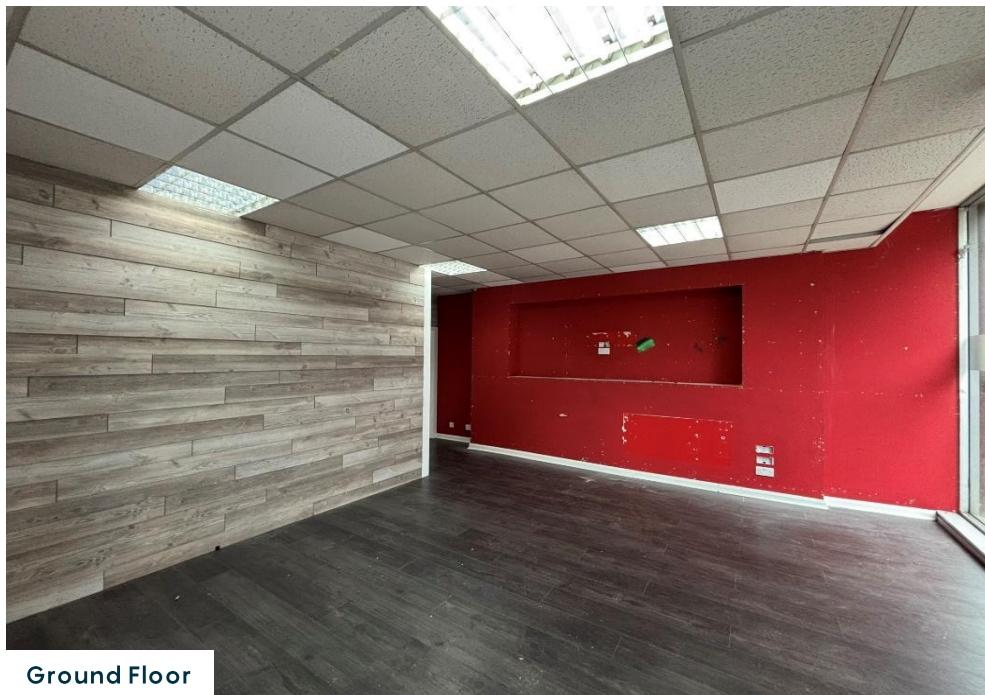
The subjects comprise a ground floor and basement retail unit within a two-storey, attic and basement tenement building. Internally, the ground floor comprises an open plan sales / services area immediately as you enter which benefits from good natural light from the large return frontage.

Access to the basement can be found from both an internal stairwell and a separate entrance directly from Windmill Brae, the basement comprises a mixture of both cellular and open plan space which is ideal for using as staff welfare / storage or office accommodation. There is also a W/C and fully fitted kitchen in the basement.

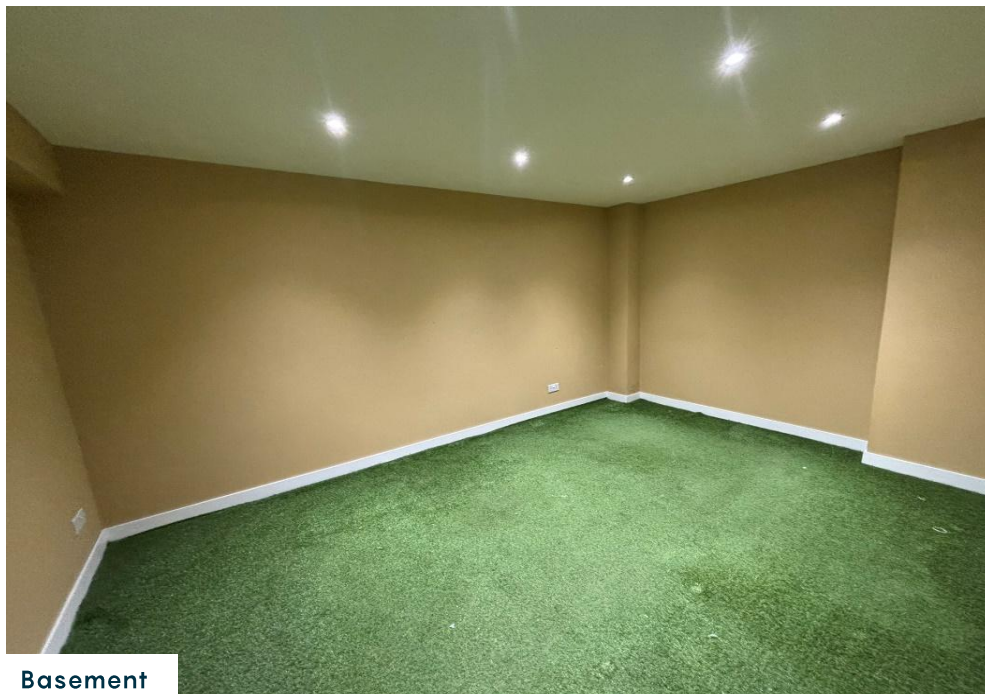
ACCOMODATION

The subjects have been measured on a Net Internal Basis in accordance with the RICS Code of Measuring Practice (6th Edition)

Floor	Sq M	Sq Ft
Ground Floor	35.81	385
Basement	61.76	665
Total	97.57	1,050



Ground Floor



Basement

PRICE

£105,000 exc.

TENURE

Hertiable Interest (Scottish equivalent of English Freehold)

RENTAL & LEASE TERMS

£12,500 per annum is sought.

The property is offered on a Full Repairing and Insuring terms for a period to be negotiated

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll as follow: £15,250. The Uniform Business Rate for the year 2026/2027 is 48.1p in the £

EPC

The property currently has an EPC rating of F. Further documents available upon request.

VAT

All figures quoted are exclusive of VAT which may be applicable

LEGAL COSTS

Each party will be responsible for their own legal costs associated with this transaction. The ingoing occupier will be liable for any LBTT and Registration Dues.



To arrange a viewing please contact:



MOLLY PEETERS
Graduate Surveyor
molly.peeters@g-s.co.uk
07825 875 303



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



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. A list of Partners can be obtained from any of our offices. Date published: July 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.