

FOR SALE

OFFICE / RETAIL — DEVELOPMENT OPPORTUNITY

**GRAHAM
SIBBALD**



62-65 REGENT QUAY, ABERDEEN , AB11 5AR

LOCATION

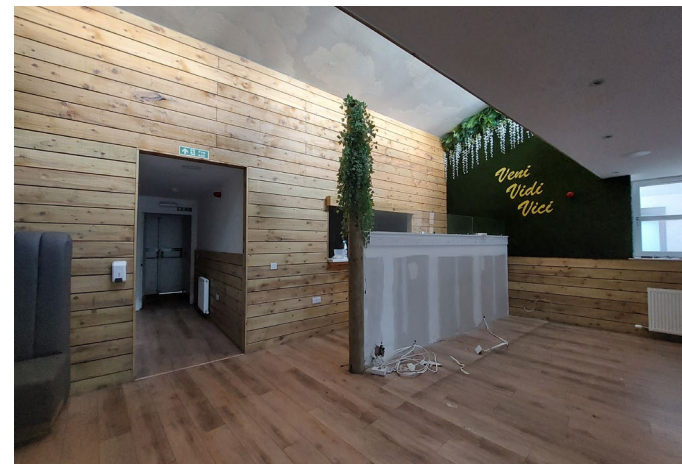
The property is situated on the North side of Regent Quay, close to its junction with Commerce Street, opposite Aberdeen harbour. It has good accessibility with direct access onto the A956, which in turn provides access to A92 South and A96. The property is within walking distance of the city centre and all its amenities including the bus and rail stations and Union Square shopping and leisure centre and to the east Beach Boulevard Retail Park. The surrounding area is in mixed use with office, industrial and residential in close proximity.

DESCRIPTION

The property is a traditional three-storey granite building with an attic, featuring a pitched, slated roof with dormer projections and original features. At the rear, facing Mearns Street, there is a connected two-storey office space. Internally, the layout consists of both open-plan and cellular office spaces. The ground floor includes a spacious open-plan area, an office, male / female toilets, and a large boardroom to the rear with an exposed granite wall. The first floor offers a combination of cellular and open-plan office spaces, while the second floor is primarily cellular. There is a door entry system and toilet facilities on all levels.



There is a retail unit adjacent, which is available separately or as part of a combined offering. This is currently vacant, and benefits from Class 3 consent, which makes it suitable for food and beverage use. The unit features a spacious and well presented open-plan sales area at the front, with a kitchen and two toilets located at the rear. The kitchen is equipped with a canopy and existing extraction system currently in situ.



ACCOMMODATION

OFFICE (62-64 REGENT QUAY)

Floor Areas	Sq. m	Sq. ft
Ground Floor	210.40	2,260
First Floor	161.10	1,734
Second Floor	63.60	685
Total	435.10	4,679

RETAIL UNIT (65 REGENT QUAY)

Floor Area	Sq. m	Sq. ft
Ground Floor	142.80	1,537

TOTAL

Floor Area	Sq. m	Sq. ft
Total	577.90	6,216

PRICE

The property is available to purchase as a whole or separately:

Office - £200,000, exc.

Retail - £100,000, exc.

RATEABLE VALUE

The property is currently entered into the valuation roll as follows:

Office - £39,250

Retail - £12,750

The uniform business rate for 2024/2025 is 49.8p in the £. The retail unit is eligible for rates relief through the Small Business Bonus Scheme.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The subjects have an EPC rating of TBC. Further information is available on request.

VAT

All prices, rents and premiums quoted are exclusive of any VAT that may be applicable.

ENTRY

Immediate, upon completion of legal formalities.

LEGAL COSTS

Each part will be responsible for their own legal costs associated with this transaction. The ingoing occupier will be liable for any Land & Buildings Transaction Tax and registration dues, if applicable.



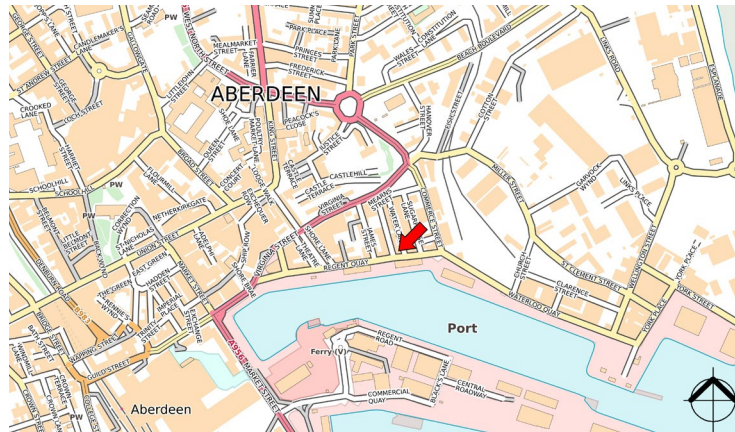


ANTI-MONEY LAUNDERING (AML) PROCESS

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

VIEWING

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



To arrange a viewing please contact:



Shona Boyd

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



Alex Robb

Surveyor
alex.robbs@g-s.co.uk
07850 818 919

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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.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: April 2025