

FOR SALE

Office premises

Ground floor

1 Car Parking Space

Planning consent granted for
change of use to form
residential flat

Size – 91.21 sqm (982 sqft)

Price - £140,000



WHAT 3 WORDS

45 ALBERT STREET, ABERDEEN, AB25 1XT

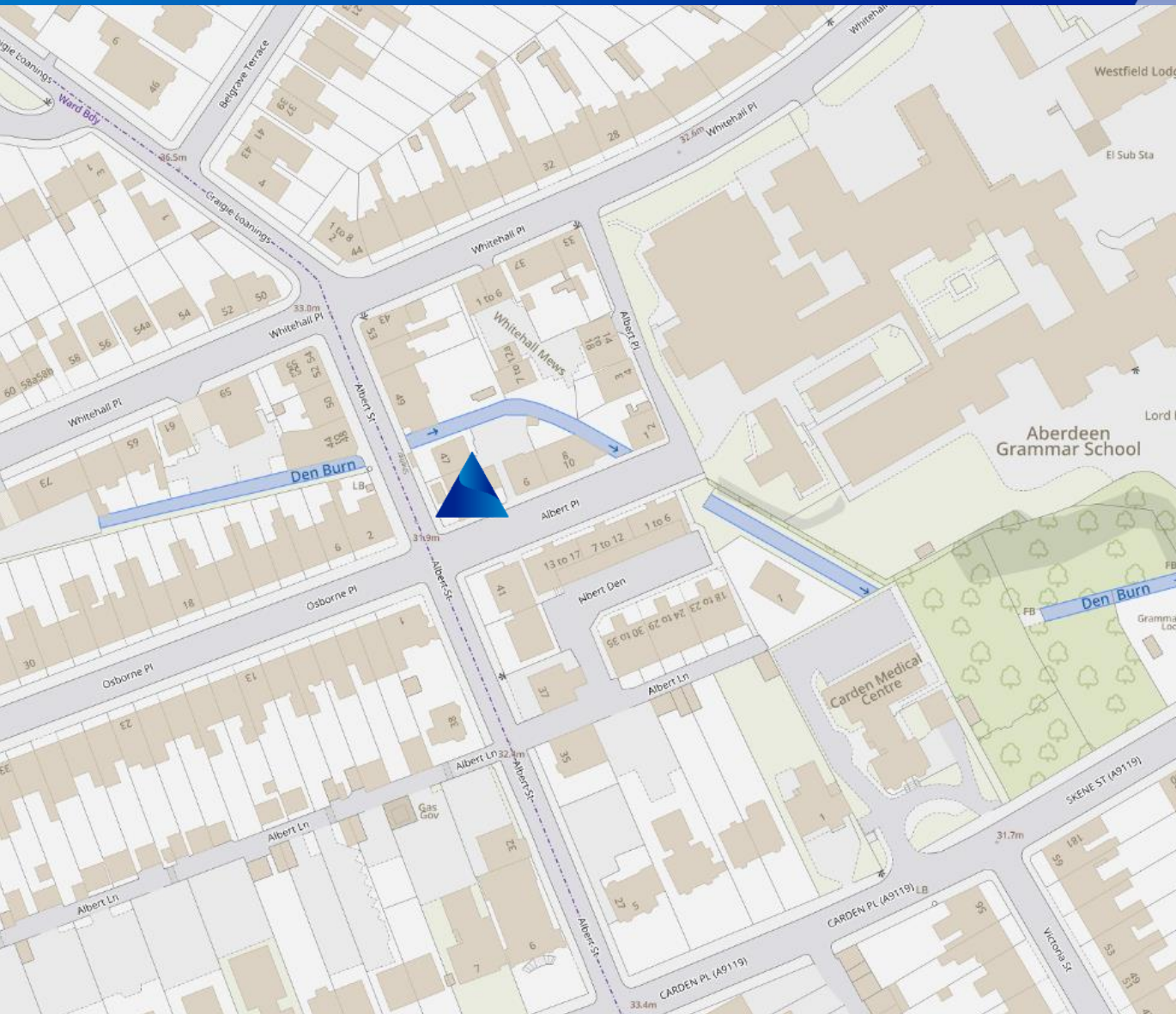
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Location

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The subjects are located on the east side of Albert Street, at its junction with Albert Place, to the west of Aberdeen City Centre.

The location is mixed use in nature with various office occupiers in the immediate vicinity along with residential dwellings and flats.

The area is also well served with local amenity with the Rosemount area being nearby where various convenience, café and retail uses all being present. Union Street is also in close proximity providing further amenity offerings.

The subjects are also within the Aberdeen Grammar School catchment area.

Office premises with consent
for residential

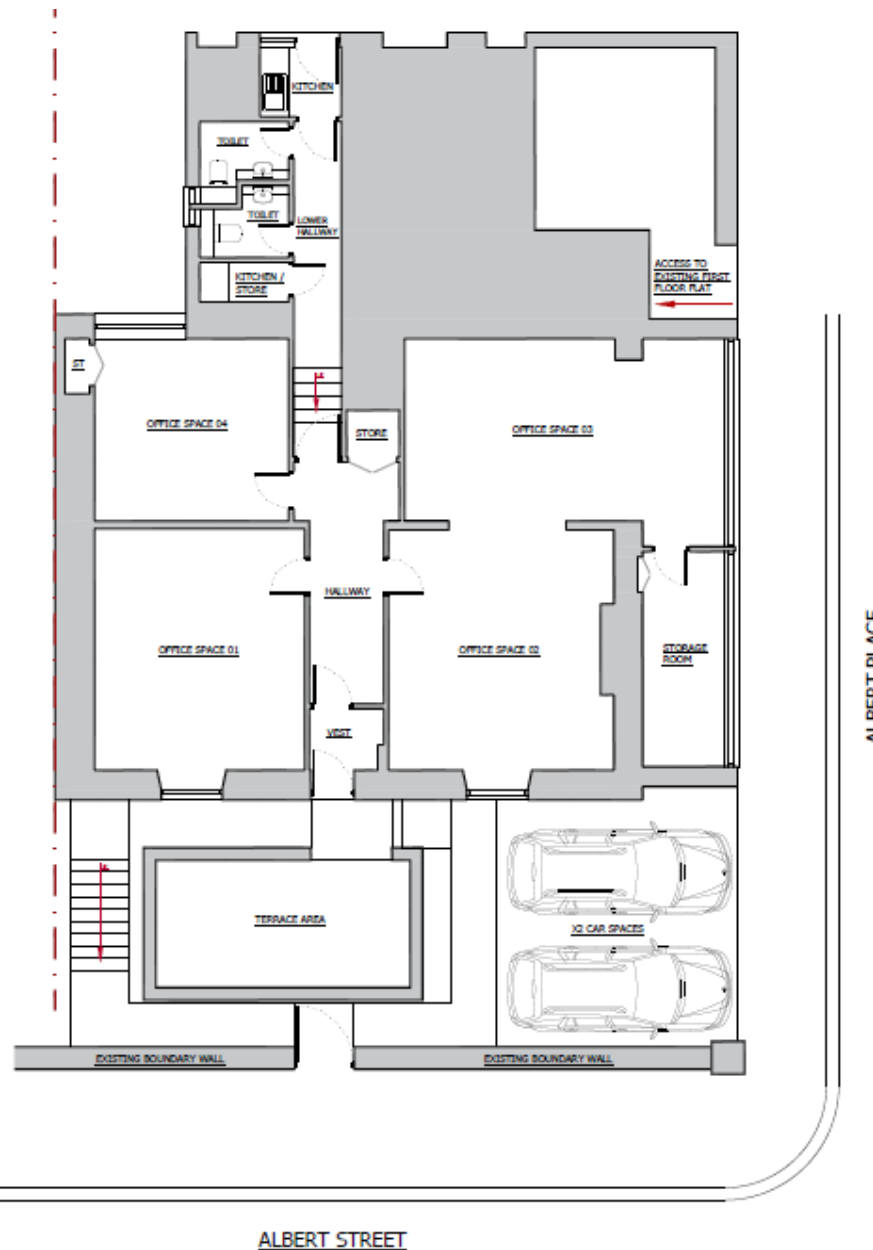


FIND ON GOOGLE MAPS



Description Of Existing Office Property

45 ALBERT STREET, ABERDEEN, AB25 1XT



The subjects comprise of the ground floor of a traditional granite and slate property, incorporating dormer projections to the front and rear elevations. To the side of the property there is a single storey extension which is of granite construction, with a flat mineral felt roof. To the rear of the property, there is a further two storey extension, of blockwork construction, which is externally harled and has a flat mineral felt roof over.

Internally, the subjects comprise a large open plan office, store and two private offices. Steps down provide access to the rear extension, which hosts a cleaner's store, kitchenette and various WCs. A pedestrian door to the rear gives a secondary means of escape.

Floors throughout are of suspended timber overlaid in carpet, whilst the walls and ceilings are predominantly lath and plaster covered in a mixture of paper and paint finishes. Natural light is provided to the subjects by way of double glazed, timber and PVC framed windows to the front and side elevations, whilst artificial lighting is provided a mixture of inset and onset lighting.

Car Parking

The subjects have 2 car parking space to the front of the property.

We also understand that there is a bike/storage shed to the rear of the property which is solely dedicated to 45 Albert Street.



Accommodation

	m ²	ft ²
TOTAL	91.21	982

The above floor area has been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Price

£140,000 per annum exclusive of VAT.

Planning

Planning consent has been obtained for Change of use from office to form residential flat (sui generis), soft landscaping and associated works.

The proposed flat comprises of two bedrooms, lounge, kitchen/dining area, bathroom and utility room extending to 115 sqm.

Further information is available at <https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?keyVal=T5KKHABZGME00&activeTab=summary>

Rateable Value

The Rateable Value as of April 1st 2026 for the subjects is shown on the Scottish Assessors' website as £15,250.

An ingoing occupier/purchase will have the ability to appeal the rateable value.

Energy Performance Certificate

The subjects currently have an EPC rating of 'D'.

Further information and a recommendations report are available to seriously interested parties upon request.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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