



# FOR SALE BY ONLINE AUCTION

**Auction Date: 18<sup>th</sup> June  
2026 @ 2.30pm**

**Public House with lounge bar with  
redevelopment potential**

**Gross internal area – 318.21sqm  
(3,425 sqft)**

**Gateway Site to Granite City & close  
to RGU.**

**4 bed first floor HMO available by  
separate negotiation**

**Guide Price: £200,000**

VIRTUAL TOUR 

**BRIG O'DEE, 651 HOLBURN STREET, ABERDEEN, AB10 7JN**

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**SHEPHERD**  
PROPERTY AUCTIONS



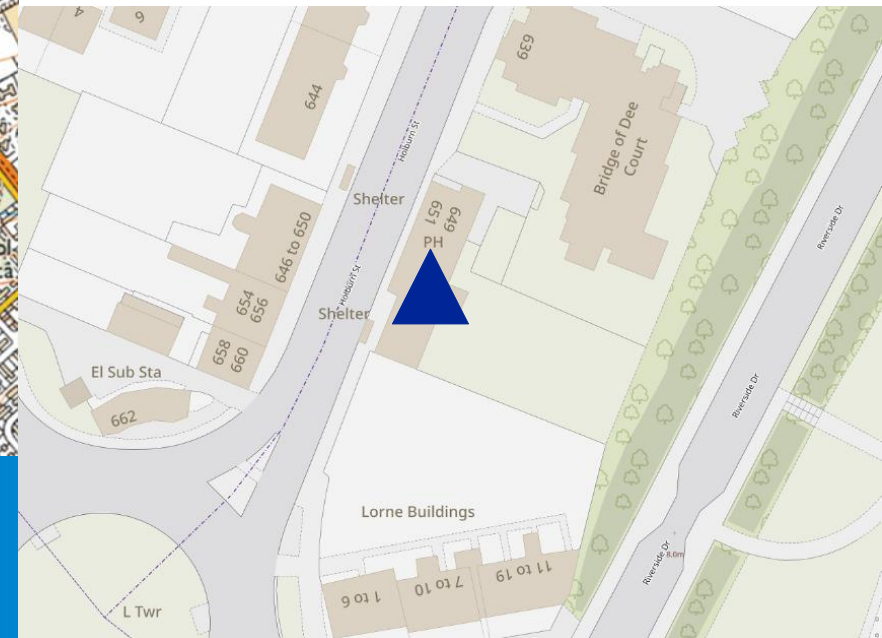
# Location

BRIG O'DEE, 651 HOLBURN STREET, ABERDEEN,  
AB10 7JN



The subjects are located on the east side of Holburn Street, in close proximity to its junction with the A90 trunk road, some 2 miles to the south of Aberdeen city centre. Holburn Street forms part of the A9013 which gives direct access from the A90/Anderson Drive into the heart of the city centre from the south and west.

Surrounding occupiers are predominantly residential in nature, however there are a number of retail units directly opposite the subjects. Commercial occupiers in the vicinity include Boots and Walton Plumbing & Heating.



Public House located on a prominent corner  
location



FIND ON GOOGLE MAPS



# Description

BRIG O'DEE, 651 HOLBURN STREET, ABERDEEN,  
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The subjects comprise a Public House property within a two storey and basement stone built building with various extension to the side and rear.

The main building is of traditional granite stonework construction with a pitched, slate clad roof over.

There are a number of extensions to the side and rear of the main building. To the side, there are two distinct sections, both of which are of pointed granite stonework construction. One of the sections has a flat mineral felt covered roof, whilst the other has a pitched and slated roof finish.

Internally the subjects are laid out to provide a Public Bar, with separate Lounge Bar, kitchen and customer toilets at ground floor level. The basement houses a small office, as well as the liquor store and beer pump room.

A fixed concrete staircase provides access from the Public Bar directly to basement level.

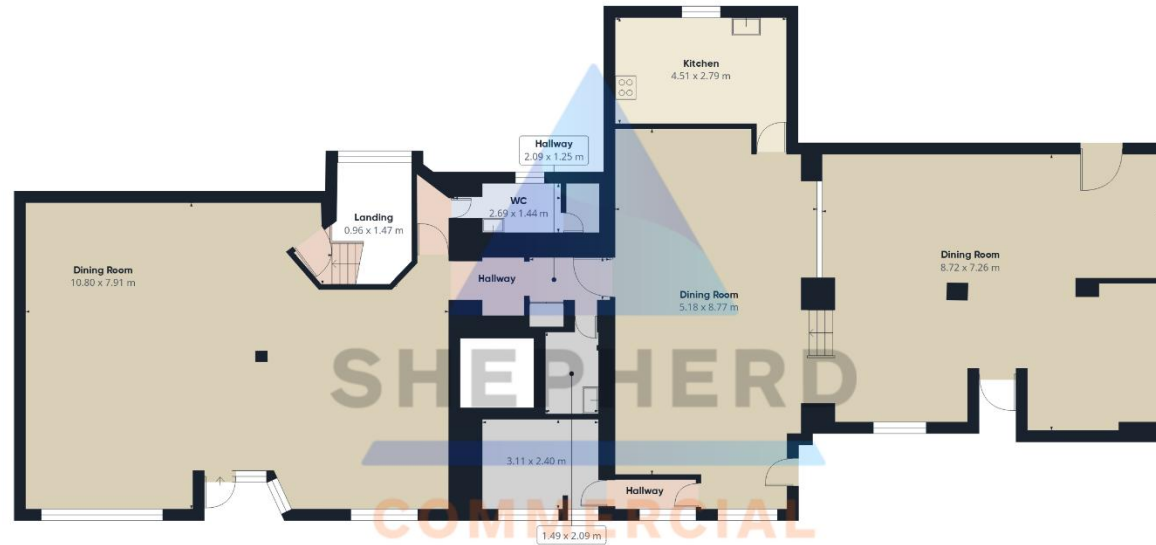
## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>		
Public Bar, Lounge Bar, Kitchen, Toilets	255.53	2750
<b>Basement</b>		
Beer Cellar & stores	62.68	675
<b>Total</b>	<b>318.21</b>	<b>3,425</b>

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



Floor -1



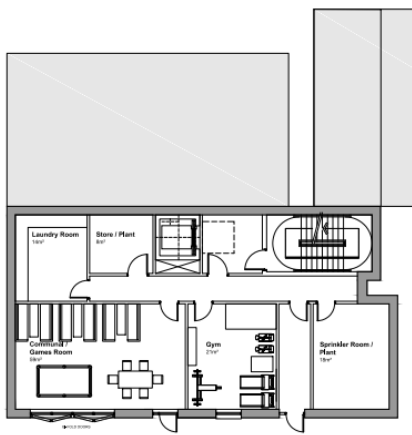
Floor 0



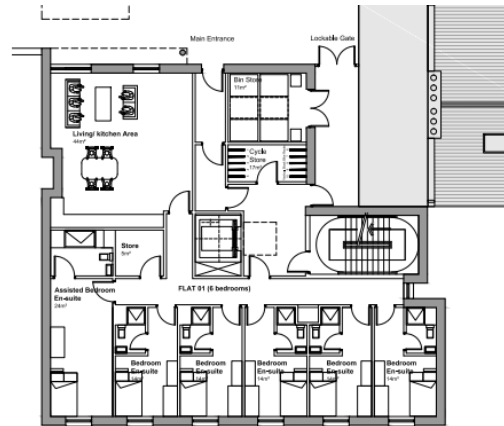
# Redevelopment Potential

BRIG O'DEE, 651 HOLBURN STREET, ABERDEEN,  
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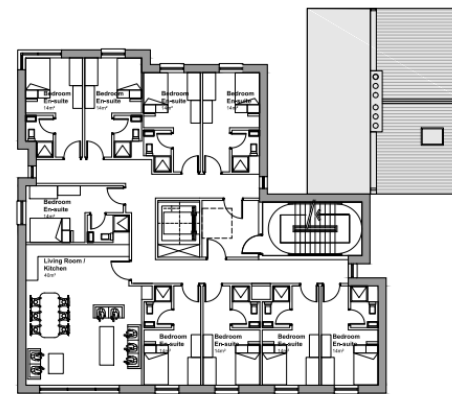
The site lends itself to redevelopment with planning permission having previously been granted for the erection of 29 bed student accommodation albeit has now lapsed. Full details can be found on the Aberdeen City Council Planning page using reference 170966/DPP however some of the approved plans can be found below which were prepared by Halliday Fraser Munro:



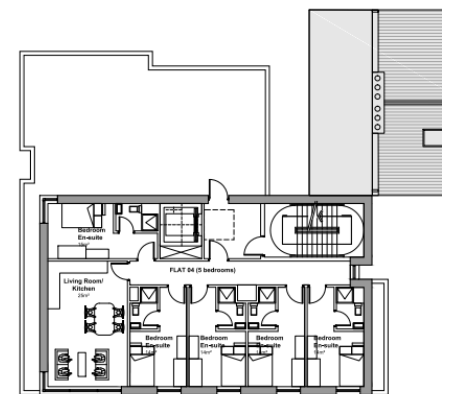
LOWER GROUND FLOOR PLAN  
1:100



GROUND FLOOR PLAN  
1:100



FIRST & SECOND FLOOR PLAN  
1:100



THIRD FLOOR PLAN  
1:100



## Additional Accommodation

The first floor of the property which is currently an HMO can be made available by separate negotiation and further details can be provided upon request.

## Auction Date

The auction will be held on 18<sup>th</sup> June 2026 @ 2.30pm.

## Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

## Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

## Buyer Fees

The buyer's fee is 3% plus VAT subject to a minimum of £3,000 plus VAT.

## Legal Pack

The legal pack is available to view online.

## Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed. If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

## Guide Price

The property has a guide price of £200,000

If properties are advertised with a guide price this will be within 10% either above or below the reserve price. If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

## VAT

See Legal Pack.

## Energy Performance Certificate

The property has an energy rating of E.

A copy of the EPC is available upon request.

## 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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